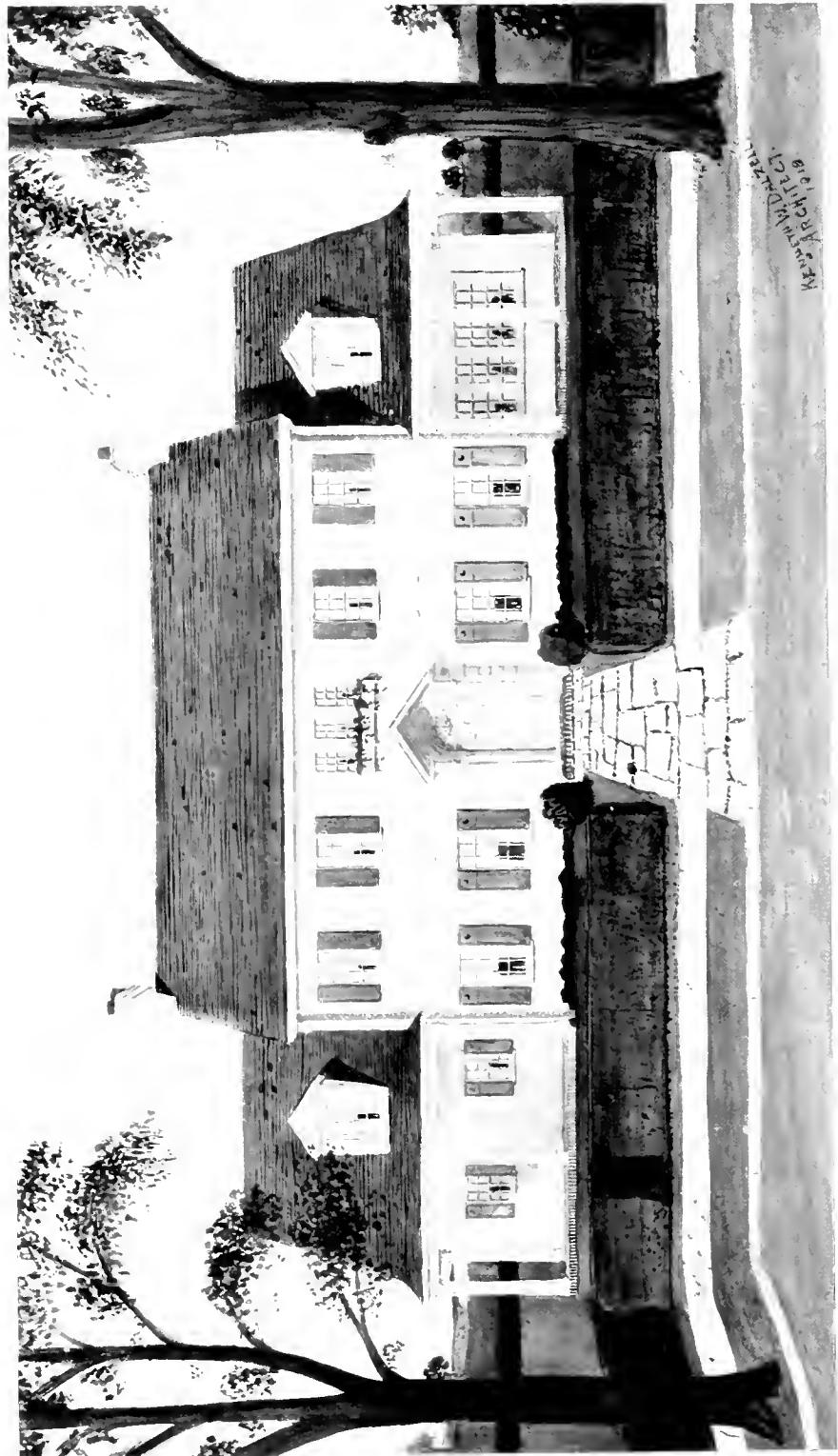




HOMES OF
MODERATE SIZE



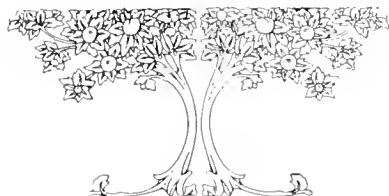
Preliminary Study

Residence for Mr. Wm. F. Law, Maplewood, N. J.
Reproduced from the architect's sketch in color

HOMES OF MODERATE SIZE

A Collection *of* Photographs and Plans *of*
Modern Suburban and Country Homes,
following the Colonial, Italian and English
architectural styles, and arranged accord-
ingly. Selected for their artistic merit and
adaptability to the needs *of* the average
American family from the work *of*

KENNETH W. DALZELL, ARCHITECT, M.A.I.A.
Arranged and Edited by
EDWARD F. HAMMEL, ARCHITECT



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NINETEEN TWENTY-ONE

PREFACE

I FIND that many people, more particularly among those considering the erection of a small house, have a very vague idea of the services rendered by the Architect, and as this is a book of small and moderate sized houses, it might not be amiss to devote a page or two to the duties and services performed by him.

Briefly, the architect inspects the site and familiarizes himself with the requirements of the family to occupy the house. He then prepares preliminary sketches, to a small scale, of plans and elevations, and when these have been worked to a degree of possibility, a perspective sketch or drawing is prepared to give the client a more comprehensive idea of the exterior appearance of the house as it will be. When these sketches are approved, working drawings, specifications and details are prepared. These are sent out for estimates to the general contractor, or contractors in the individual trades, as carpenter, mason, etc. The bids are gone over with the owner and the contracts awarded, the architect drawing the contracts and seeing that they are properly recorded. Then the work is supervised to see that the plans and specifications are properly carried out. The contractors make application for payments as the work progresses and the architect issues certificates for payment to the amounts that the contractor is entitled.

In preparing preliminary sketches, the roughly made sketches of plans, supplemented with photos and details of houses the owner admires, are of great assistance to the architect in working out a plan, and I am sure are welcomed by almost any architect as suggestions. They give an idea more clearly than words as to what the client has in mind, though it is sometimes difficult to explain to him that they can not all be worked into one house. But the client who comes in and wants "a plan like this and an exterior like that" regardless of whether or not it is the best plan or design possible, does not, I should say, need the services of an architect. A draughtsman can put in the form of working drawings their ideas. Part of the architect's service is in an advisory capacity, but if advice is not wanted or heeded why pay for it? Unfortunately, many houses are built in this way, as our suburbs show.

Then there is the client who does not know exactly what he does want, but would like "just some rough pencil sketches to give him an idea." The architect is glad to work with such a client, but some, when it is explained to them that there is a charge for sketches, feel that they are being imposed upon. Sketches take time, and time is money to the architect as well as to the hod carrier. Hastily made rough sketches, unstudied, will not do justice to the client's needs or the architect's ability. I have spent days trying to work into a given area, limited by the amount to be spent, all the items listed as essential, then in a few hours made the sketch to be submitted to the owner. To ask for sketches gratis is as reasonable as to ask a doctor for a prescription and then tell him that if you like it you will pay for it. If you wish to employ an architect go to one in whom you have confidence, either by personal acquaintance or by reputation, explain your problem to him and be guided by his advice.

These preliminary studies are where the architect's real skill and ability is taxed

to the utmost. It is here that the plan and design is formed. When completed it is simply a matter of draughting; the architect's work is done except for the proper execution of the work, which after all is where the architect, in a financial way, renders the greatest service to the owner.

The specifications should of course be very carefully prepared. Specifications that are ambiguous, or repeat, are likely to make the house cost more than it should, for the contractor, if he is in doubt, will add enough to be safe. The specifications should be clear, concise, complete and supplement the working drawing and details.

The architect knows the contractors and "who's who" among them, and can save the owner a great deal of money by judicious selection. If competitive bids are called for, the contract should be given to the lowest bidder, for none should be asked to estimate on the work unless he is competent and responsible. It costs the contractor money to figure on work, especially if he is to give a careful estimate. One often hears the remark, "It does not always pay to give it to the lowest bidder." The qualifications of the contractors should be looked into before they are allowed to bid, not after.

When satisfactory bids are received the architect prepares the contracts, sees that they are properly executed and recorded. In New Jersey, and I presume it is so in other states, the contracts should be recorded for the owner's protection, should the contractors become insolvent or for other reasons fail to pay for his material or labor. Furthermore, the payments should be made only in accordance with the terms of the contract.

The work is supervised by the architect as it progresses to see that the plans and specifications are properly carried out to their true intent and meaning. Not that the contractor is dishonest, but sometimes the plans are not extremely interpreted by him.

Extras are the bugbear of the home builder. Extras are not a necessary evil. There is no reason why a house should cost more than the original contract, provided that everything necessary to complete the building is specified, from excavating to decorating and grading. That is what your architect is for. Go over the plans with him, read your specifications. If you want a tiled bath or composition floor in the kitchen, say so then; it will cost less in the original contract than as an extra. Not that the contractor makes more as an extra, but it is a greater expense to him to make a change, for one change usually leads to another.

Take time enough on your preliminary studies and specifications, then go ahead. If you find changes are desirable, they can be made, but at an extra cost. To ask the contractor for an extra electric outlet or to relocate one is the same as asking him for a five-dollar bill. It is not a matter of being obliging, it is a matter of dollars and cents. Changes involving no additional cost, made before the work is executed, can be done without extra charge, and though it is an inconvenience to the contractor, most of them are obliging. More can be accomplished with sugar than vinegar, and the contractor is no exception. Work with him, and trust your architect to look after your interests and building will be a pleasure to be remembered.

As to the architect's fees, they will be found to vary with the ability and experience of the architect, and also upon the class of work to be done. A public garage, for instance, can be done at a lower rate than a private dwelling, since there is so much less detail in proportion to the cost. Fees will run from six per cent to fifteen per cent. Six per cent on very small houses would hardly pay office expense, salaries, etc., so don't expect real service from one charging less than this amount. If the contracts

are given out to the individual trades such as carpenter, mason, etc., instead of a general contract, four per cent is usually added to the architect's fee for the extra expense and trouble of running the work. In my own practice I charge ten per cent on the first \$10,000 of cost and six per cent on the balance, on work given out under a general contract. This is substantially in accord with the schedule of fees recommended by the American Institute of Architects.

With buildings costing at their present high rate per square foot, the architect does not have to save the owner many square feet of floor space to compensate for his fee. Waste space in planning is wasted money; it is one of the worst faults of the average house built from ten to thirty years ago. Such houses are not easy to maintain nor economical to heat or comfortable to live in.

I believe the ensuing years will see more and smaller houses built than ever before. A smaller house can be as attractive and homelike as a large one, even if not so pretentious. When one considers the number of people living in two to five-room apartments, why not little cottages of similar size, with the advantages of privacy, light and air, a plot of ground for the kiddies, and space for garden and flowers?

The servant question, especially in recent years, has become a problem hard to solve, and to some extent is responsible for so many people living in the small apartment or flat. If the house is small and compact it is as convenient of operation as the apartment and has many advantages.

The average family, even in a small house, usually has more rooms than are absolutely necessary, more than they would have in an apartment. Why not a little house or cottage, with an entrance hall or room merely large enough to overcome the disadvantage of entering directly in a living room, a large living room, and by large I mean large in relation to the rest of the house, the living room to have a sunny bay or alcove for the dining table, or be furnished with one of the many attractive painted breakfast sets. Adjoining this, a small, well arranged kitchen. Then one or two bedrooms and bath, either all on one floor or on the second floor. The living room could have a large closet with an in-a-door bed, to provide an additional sleeping room in an emergency. This may not sound as hospitable as having a well arranged guest room, but it is less expensive and easier to take care of; whereas the guest room, so seldom used nowadays in the family of modest income, must be furnished, heated and kept clean.

If built on a hillside or sloping ground, the garage can be built in the basement of fireproof construction, which does not increase the insurance rate. The garage can be heated and lighted economically and in inclement weather one can step into the car and drive out, without walking a hundred feet or more in slush and mud.

As to heating: If the house be small, and well built, a hot-water system can be installed with gas for fuel, controlled by a thermostat. Gas, of course, is more expensive than coal, but in a small house as described, the convenience could be afforded, and is much more dependable than the janitor.

If one wishes to go away for several days in winter, the thermostat can be set at 40 and if it should turn cold, sufficient heat will be supplied to prevent freezing.

As to the comparative expense, the little house is no more expensive than a small apartment, counting interest on money invested, taxes and upkeep.

"Better a house too small for a day than too large for a year."

KENNETH W. DALZELL.

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INTRODUCTION

THE degree of civilization attained by any people may be accurately judged by the type of dwellings they build. But while the character of abode erected by man may vary greatly from the merest shelter of the savage to the magnificent country home of our man of means, there is dwelling in each of us, if we are normal persons, a persistent desire to possess for ourselves a place of habitation—no matter how humble—a place that is our own and one we can call home.

Now in recent times there has been a great deal both said and written about housing. Unfortunately, those who discuss this subject almost invariably deal in generalities. While such generalities may be all very well, they do not usually prove helpful when applied to specific cases. We—you and I—are not generalities. We are individuals, each a distinct personality. The housing problem, as it faces each one of us, is a very real, individual problem, with features peculiar to each case which may, and usually do, differ materially from any other. And in the vast majority of cases each individual housing problem must be solved—either satisfactorily or unsatisfactorily—by the individual it confronts.

It is the aim of these brief introductory lines to suggest a logical solution to the person or family now engaged in the study of his, her, or their housing problem.

Certainly the desire to possess one's home is a most laudable one. The practice of wise economy and thrift to the end that such an ambition may be realized is to be commended. There is no doubt that the home owner is a more valuable citizen and a more contented dweller in the land than one who is not.

THREE is no factor more potent in the right development of our youth than the beneficial influence of real home life. Those of us to whom "Home, Sweet Home" means more than a popular air need no argument to establish this truth. And yet to-day multitudes of our population have no adequate conception of the meaning of home in its real—its finest—sense; neither indeed can they while remaining under their present living conditions. Such conditions are probably not altogether from choice, but in many instances at least, the persons who consent to their continuation have the ability to establish for themselves real homes could they be awakened to the manifold advantages and benefits that they would thereby derive.

One need but visit the congested sections of our larger cities to realize the utter impossibility of imbibing the residents of such quarters with any clear conception of real home life. And by congested sections we do not need to limit our observations to the homes of the poor alone. Many sections inhabited by the middle classes or even the moderately rich are as devoid of the essentials of home life as are the very slums themselves.

FOR the first time in the history of the country, as is shown by an analysis of the 1920 census, the majority of the population—slightly over 50 per cent—dwell in urban centers. The proper distribution of our population is a subject vital to the future welfare of the Nation.

A careful study of our economic life would seem to indicate that the present proportions of those whose fields of labor lie in the city and country are not likely to be reversed. Large cities, like magnets, are constantly exerting a drawing influence. How then is the safeguarding of real American home life to be accomplished? Multi-family dwellings do not furnish a solution. The tendency in the present development of such buildings is towards smaller and fewer rooms for each family until many of this type of dwelling have been aptly termed "Race Suicide Flats." Surely the multiplication of such dwellings is only adding to our ills. To place a premium upon the absence of children is in itself a menace to the nation's future. The solution lies in the partial unhousing of the city and the development of the suburban districts. Surrounding our more densely populated areas are sections but sparsely settled. Here land values are lower, yet such localities are greatly superior from the standpoint of human habitation to the built-up sections of the city proper.

In many of these outlying sections all those features now considered essential to modern comfort are provided—electric light, gas, water, good highways, and other conveniences, while in general connecting transportation systems have been so improved as to make possible travel from the suburbs to the heart of the city in the shortest possible time.

Here then is provided an opportunity to safeguard and perpetuate that great institution—the American Home.

WHILE many who read these lines will unhesitatingly agree with the statement of the writer that life located in a home all one's own in a suburban section is greatly to be preferred to life in congested quarters located in the heart of a city, they will in a hopeless way dismiss the entire subject of home ownership with a "We can't afford it, so what's the use" attitude.

Let me urge to all such that they very carefully investigate the means already provided for financing home building. The Building and Loan Associations have rendered invaluable aid to prospective home owners. The joining of such an association is a wise act, while all monies placed in its keeping draws interest until used.

There are many other ways of successfully financing the building of one's home. In every instance, however, a reasonable amount of capital should be in hand before work is started; thirty per cent. of the total cost is usually sufficient unless an expensive house is contemplated.

From the economic standpoint, home ownership is a success if handled aright. It is well, however, to regulate the size of the house to the needs and pocketbook of the owner, lest he bring upon himself too heavy a financial burden, both as regards initial investment and cost of maintenance.

Suburban life in general means greater contentment, healthier and happier children and many other advantages, whose value cannot be directly computed in dollars and cents, but which nevertheless must be taken into consideration in striking the balance. The vegetable garden of the suburban home often proves well worth while, and may prove quite a factor in cutting down the high cost of living. Similarly a few chickens may save many a dollar. Even the person who does not feel the need of economizing in this way will nevertheless find fresh vegetables and eggs articles for which to be thankful. Usually a community spirit exists in such localities and neighborliness assumes a new meaning.

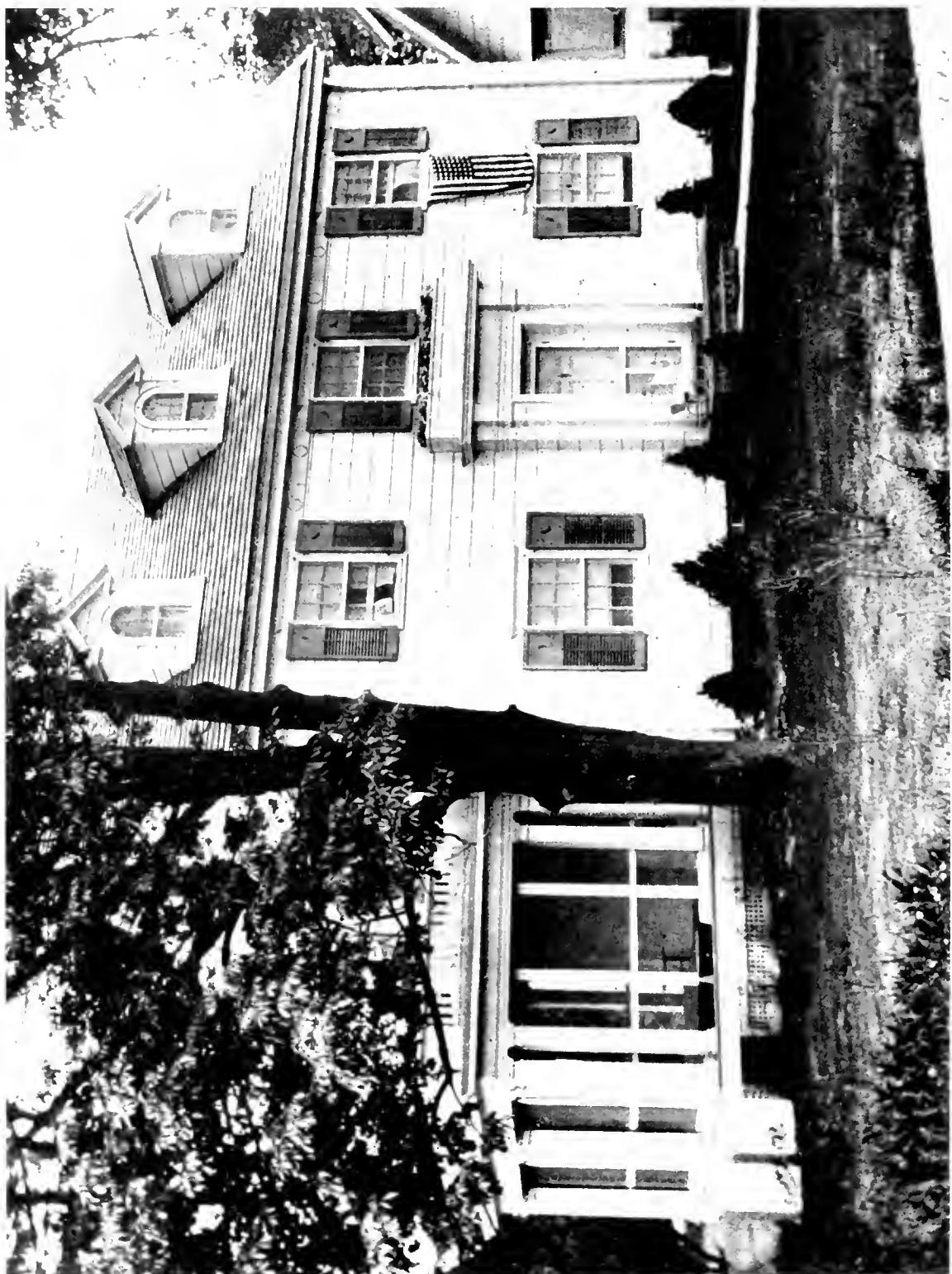
TO that man or woman who by circumstances has been forced to forego the pleasure of dwelling in his or her own residence, yet who has always possessed a secret longing to some day own their home, and who now feels the time to venture forth is opportune, to such a one let me give a word of advice and a word of warning. A venture in home-building is not unlike a journey to an unknown land. A guide is essential to the best progress and the happy termination of the project. The person, be he doctor, lawyer, clerk or tradesman, who believes himself capable of drawing his own plans, is not by any means uncommon. How often has such an individual come to me for advice on this important subject of home building—persons mind you who have never before built any sort of structure and who had never dwelt in a single-family house—and with a half apology that "perhaps these plans are not just the way an architect would draw them," has presented some unhappily worked out pencil diagram of impossible room arrangements. I do not in any way wish to criticize those who seek to indicate what they think is a graphic presentation of their needs to serve as a possible guide to the architect they may retain. But for such a person to believe that these sketches form a perfectly tangible set of plans and when supplemented with some illustration of a house exterior clipped from a magazine are adequate for the builder to start work on, is worse than folly, and the ultimate conclusion of such a policy is bound to be an unsatisfactory dwelling. The services of the architect will prove invaluable to the prospective home builder. He should be consulted and his expert advice obtained if possible, prior to the purchase of the lot. He should be taken into the client's entire confidence relative to the permissible expenditures, manner of living of the family, and all matters which may in any way affect the design of the house. It should be borne in mind that the architect is a professional man who has devoted his life to a study of buildings, their design and construction.

IN this volume are presented illustrations of a number of attractive homes of moderate size designed by Mr. Kenneth W. Dalzell, architect, of Maplewood, N. J., and New York City. All of these houses have been built under his personal supervision in suburban localities within a few miles of New York City. Mr. Dalzell studied architecture at Columbia University and is a member of the American Institute of Architects and also the New Jersey Society of Architects.

These houses have not been presented with the idea in mind that you will find among this collection the house of your dreams. You may—but the needs of families as well as the views of individuals are so varied that seldom does a home designed for one family exactly meet the needs of another family. However, a study of the subject presented will not only prove interesting but educational. These houses illustrate the possibilities in small house design, and run the gamut from what one might be tempted to term "a vest pocket edition" to the home de luxe. Yet the house of a few rooms was designed with the same careful study and earnest endeavor to obtain the best results, as in the case of the larger houses. It is unusual to find such a variation of style in the work of any one architect, yet there is an unmistakable individuality about each house, even as there is to their occupants.

In general the houses follow Colonial, Italian and English prototypes. In each instance, however, the plan bears little relation to that associated with these earlier dwellings. The plan is designed to meet the requirements of the Twentieth Century family, which are very different from those of the family of a few centuries ago.

EDWARD F. HAMMEL



Front Elevation

House of Mr. W. B. Taylor

The House of Mr. W. B. Taylor

Maplewood, New Jersey

THE house of Mr. W. B. Taylor, located in a section of New Jersey associated with early Colonial history, is fittingly of the colonial type, modernized. The exterior walls are finished with large shingles, painted white, while the windows are provided with green shutters and the roof is of natural weathered shingles.

The dormer windows with their fluted pilasters and circular sash are in keeping with the colonial design of the house. The entrance, too, has fluted pilasters as well as paneled jambs and door of colonial character. The hardware consists of thumb latch, handle and knocker, all of black iron.

In the soffitt or under side of the entablature is placed an electric light set well up inside. The globe is of frosted glass held in a black iron ring flush with the wood. This light sheds a soft glow over the door at night, but the fixture is not seen.

The flower box above the entrance adds a spot of color and interest.

The interior is finished in ivory white throughout. The stairs have mahogany hand rail and treads. The door to the coat closet in the entrance hall has a leaded glass mirror, which is divided into rectangles about six by eight inches in size. The walls of the hall are finished with a gray colonial tapestry paper.

The living room is paneled with applied moulding and finished at the ceiling with a wood cornice. The fireplace is faced with black and gold marble.

The dining room has a wood wainscot to the height of the window sill. Above the wainscot is a colonial scenic paper—a wood block reproduction in tones of gray. The lighting fixtures are of the candelabra type, in dull silver finish, with mulberry silk shades.

The second floor bedrooms are papered in plain gray of a warm tone, variations being secured in the furniture and hangings. The doors are of colonial design in small panels and fitted with glass knobs.

The house has that air of domesticity about it which invariably defines a home in the truest sense.

House of Mr. W. B. Taylor—*Continued*



Entrance Doorway

House of Mr. W. B. Taylor

The entrance illustrated above, designed along classical lines, is simple yet dignified and in harmony with the colonial character of the house.

The flower box above lends color to the scene.

House of Mr. W. B. Taylor—*Continued*



A Corner of the Dining Room

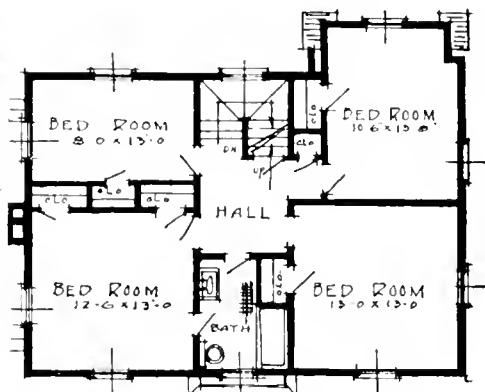
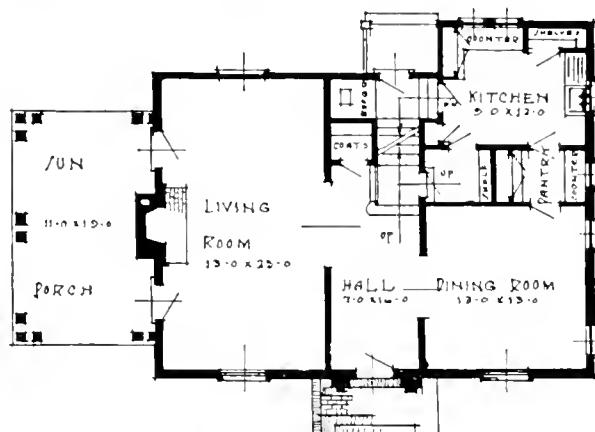
House of Mr. W. B. Taylor

The living room is paneled in wood, the paneling extending the entire height of the walls. At the angle formed by the walls and ceiling the paneling is finished with a delicate cornice. This room is decorated in a flat ivory enamel. The fireplace facing is of black marble veined with green and gold.



The Living Room

House of Mr. W. B. Taylor





Side View

House of Mr. W. B. Taylor

The House of Mr. Herbert C. Cawley

Maplewood, New Jersey

THE Cawley house is a severely simple colonial design, having its interest centered in the doorway, which is practically a reproduction of a charming old doorway in a small colonial house in Massachusetts, built prior to the year 1800. This work of some colonial craftsman so interested the architect that it was photographed and measured by him, and furnished the inspiration for the doorway of the house here illustrated.

The building is of frame construction, the exterior walls being finished with wide clapboards painted white. The windows have green shutters, while the roof is surfaced with natural weathered shingles.

The interior trim and doors are finished with an ivory flat enamel. The walls are tinted a deep cream, almost buff. The dining room has a low wainscot, painted. The stairway, newel, balusters and hand rail are colonial in design. The photograph illustrating the living room does not do justice to it, as some of the furniture had to be moved to make room for the camera, which of necessity was placed in a position commanding as much of the room as possible.

The furniture is old mahogany, the upholstered pieces being olive green in tones for which the plain tinted walls form an effective background.

In working out the plan for this dwelling it was endeavored to develop a small livable house, devoting the major space to the living room and one of the bed rooms. The kitchen is small, with a combined pantry having built-in dressers and sink, everything being most conveniently arranged. The dining room is just large enough to accommodate the necessary furniture and allow room to pass around the table to serve. The large master bed room connecting directly with the bath is a convenient feature. The third floor has one room and bath and storage space.

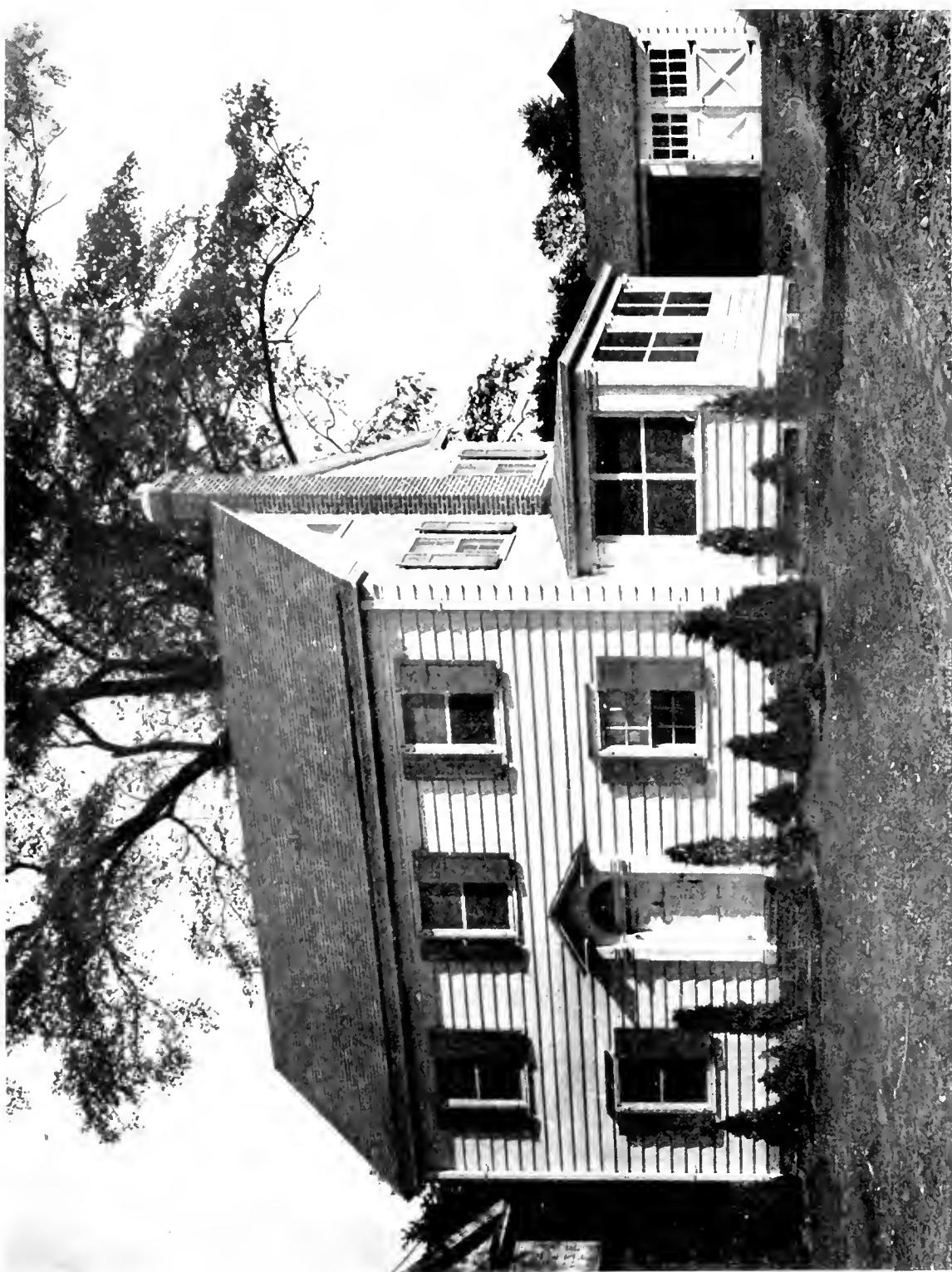


Entrance Detail

House of Mr. Herbert C. Cawley

A "close up" view of the entrance to this Colonial home, which finds its prototype in many a New England residence built by sturdy settlers.

This entrance is practically a reproduction of one of an old house in Massachusetts, photographed and measured by the architect.



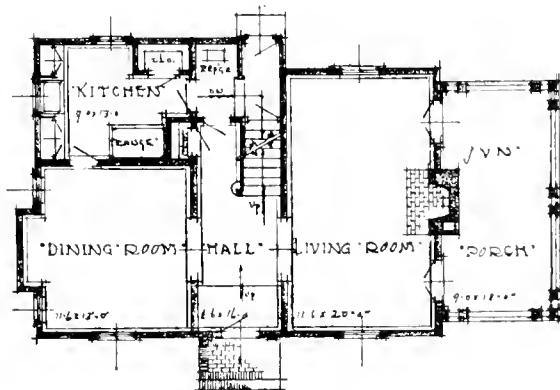
Front Elevation

House of Mr. Herbert C. Cawley

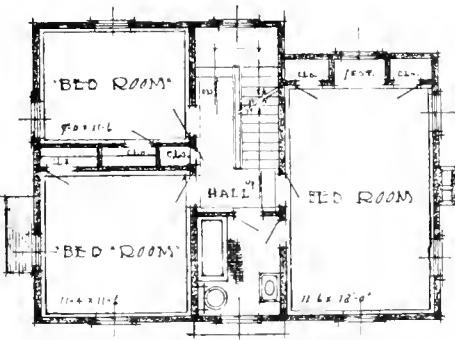


The Living Room

House of Mr. Herbert C. Cawley



Plan of First Floor



Plan of Second Floor



The Dining Room

House of Mr. Herbert C. Cawley

The Colonial atmosphere has been carried out in the interior of the house, both in the architectural treatment and the furnishings. Even the lighting fixtures are in keeping with the general tone.

Simplicity is the keynote of Colonial domestic architecture, and from this feature it derives its undeniable charm.

The House of Mr. George G. Salmon

Maplewood, New Jersey

THE home of Mr. George G. Salmon was erected on the site of a large substantial, but unattractive house built about fifty years ago. After considering the possibilities of remodeling, it was decided to tear the old house down and use as much of the material as possible. The salvage provided practically all of the framing lumber, sheathing, rough floors and trim of fine seasoned material, also quantities of stone from the foundation and considerable brick.

The exterior of the present house is of wide white clapboards contrasting well with the green shutters and green stained shingle roof. The open porch on one end helps to balance the sun porch located at the opposite end.

The entrance hall extends the entire depth of the house, with a vista terminating on a flower garden in the rear. A coat closet is provided under the rear stairs, which connect with the front stairs at the platform midway between first and second floors.

A refrigerator space is provided that can be reached from the rear entry as well as from the kitchen. The pantry connects the kitchen with the dining room. At the end of the living room are built-in book cases and a window seat. Doors on either side of the fireplace open out to the sun porch.

The sun porch is practically another room with windows on all sides. The fireplace on the porch is of rough textured red brick.

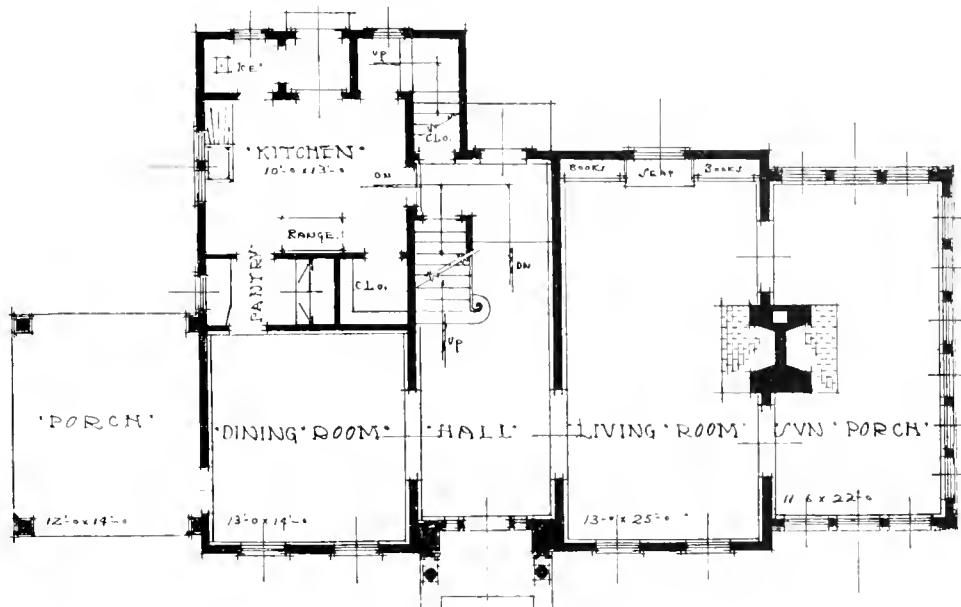
The second floor provides four bed rooms and two baths. The tubs in the bath rooms are built into recesses and tiled above. The third floor has one room and bath.



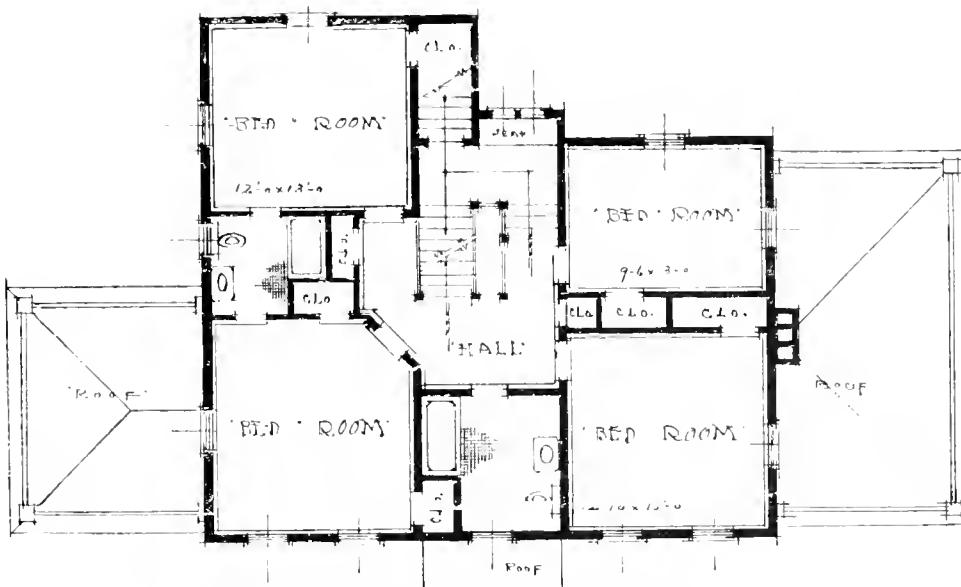
A View from the Roadside

House of Mr. George G. Salmon

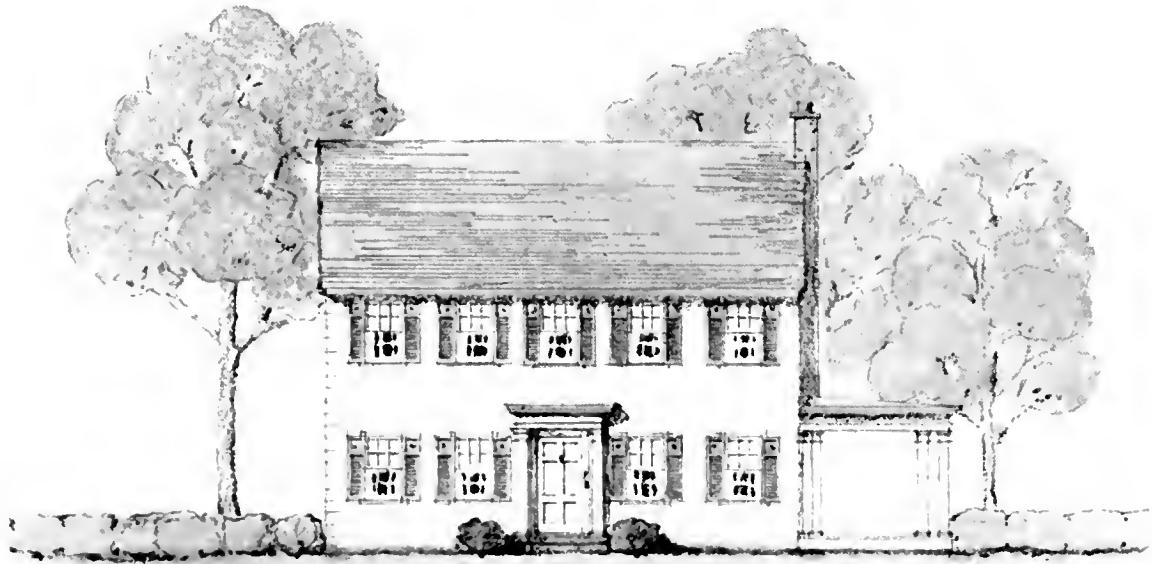
Plans of House of Mr. George G. Salmon



Plan of First Floor



Plan of Second Floor

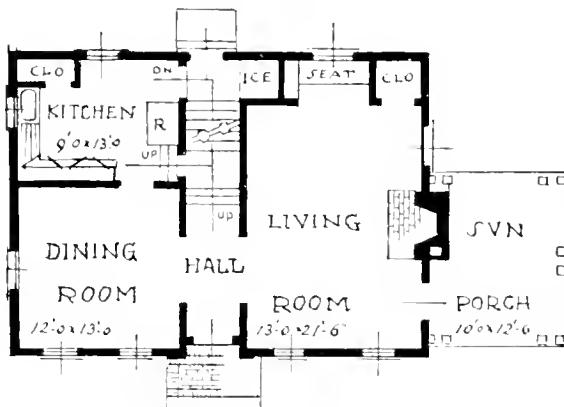


Front Elevation

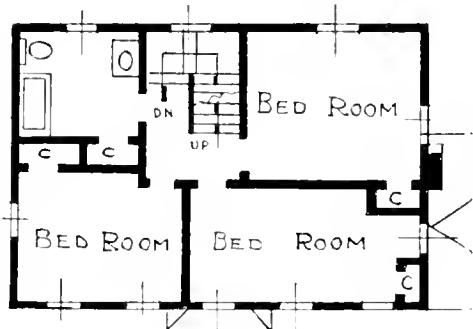
Reproduced from the architect's sketch in color

Suggested Design for a Small Colonial House

Being one of a series of small house designs described on page 139.



Plan of First Floor



Plan of Second Floor

The House of Mr. Clarence Simpson

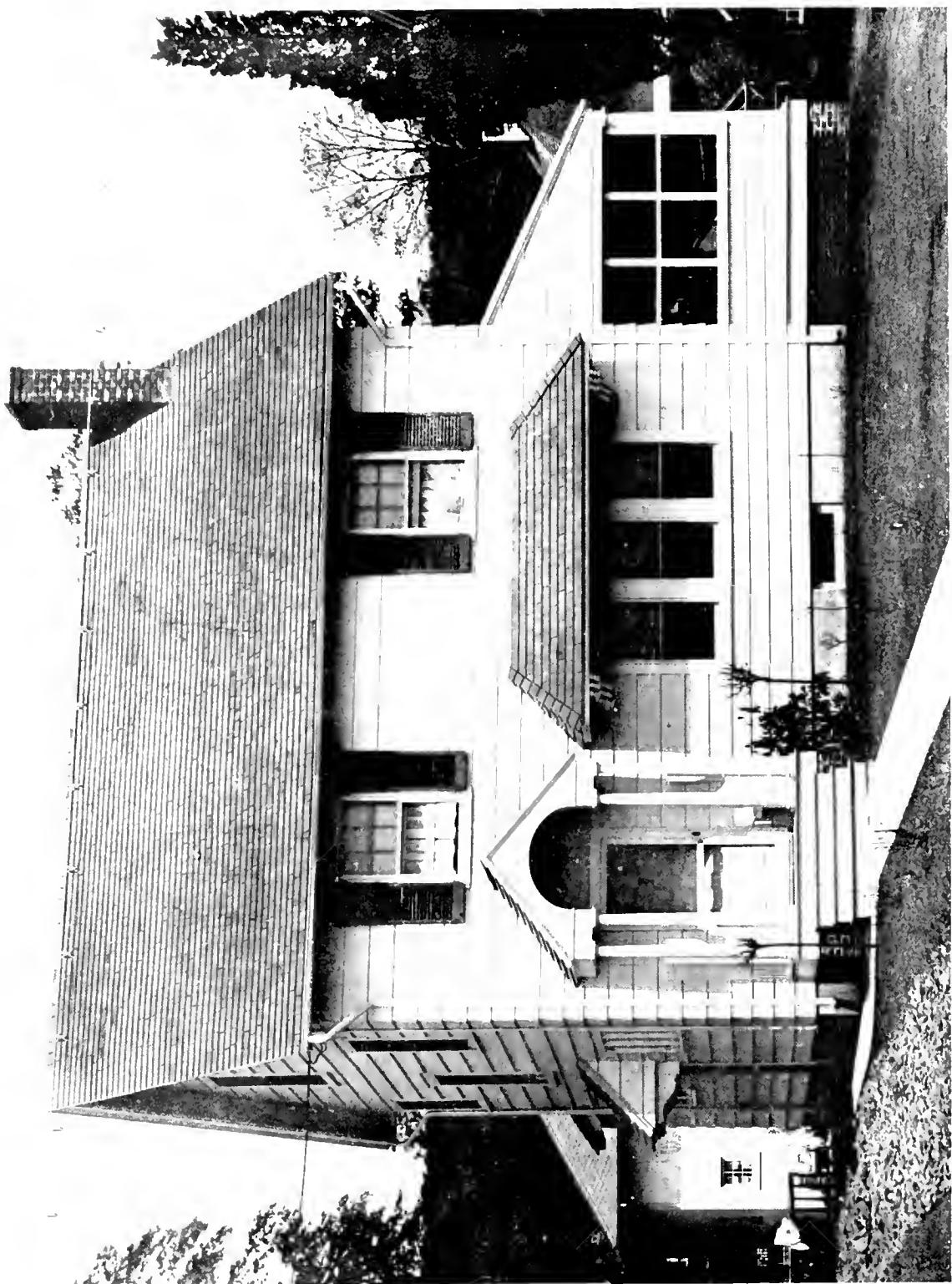
Maplewood, New Jersey



Entrance Detail

Note the well-proportioned columns

The entrance with its slender columns, side seats, and paneled door, together with the wide clapboards and green window shutters of the exterior give to this small house a Colonial effect, or character, although the house could scarcely be classed as of colonial type.



Front Elevation

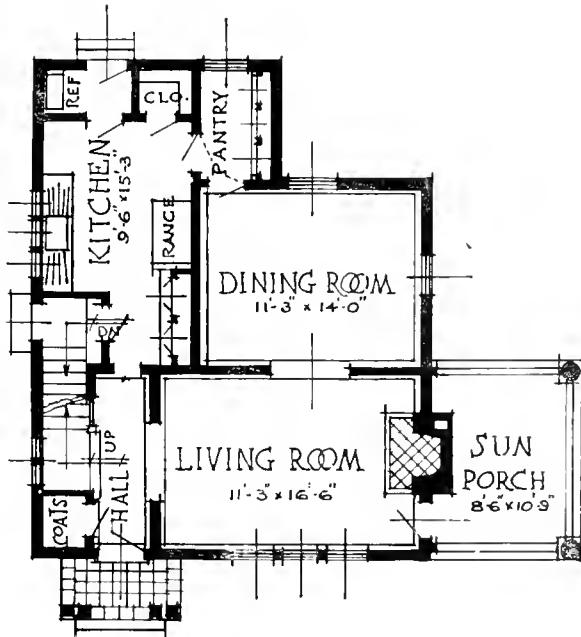
House of Mr. Clarence Simpson

House of Mr. Clarence Simpson—*Continued*

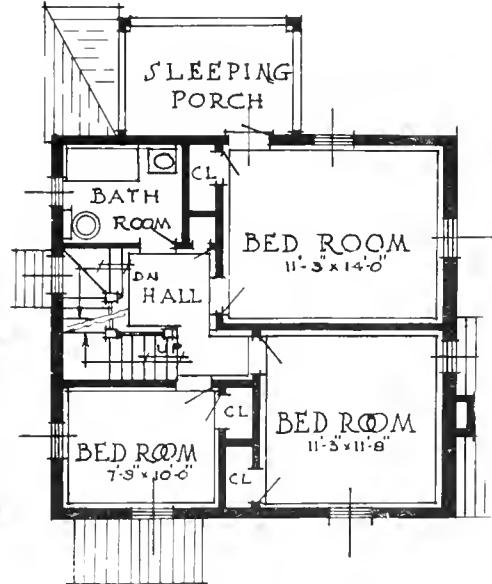
THE Simpson house, being nearly square, provides the maximum number of cubic feet per running foot of foundation and outside wall and is therefore most economical in construction. The hood over the living room windows breaks the vertical lines and gives breadth to the design. The small hall, even with its wide opening to the living room, gives a degree of privacy that is not obtained when the entrance doorway opens directly into the living room. The kitchen and dining room are of good size and the pantry is large, with built-in dressers.

The second floor provides two fair sized bed chambers and one smaller one, as well as a sleeping porch and bath. There is one finished room on the third floor.

The living room and dining room are finished in hardwood, stained brown, the balance of the house being in white with mahogany doors. The floors are oak on the first floor and comb grained pine on the second floor. The house was built on a fifty-foot plot, which was of sufficient width to provide for a garage driveway on the side.



Plan of First Floor



Plan of Second Floor

The House of Mr. Harry V. Allen

Maplewood, New Jersey

COLONIAL in character and of simple lines is the exterior of the Allen house. The wide siding of the walls is painted in ivory white, while the shutters are painted green. The entrance detail follows the design so characteristic of many a New England farm house. This includes plain pilasters and entablature and paneled jambs, similar to the door paneling. It was required that the porch be enclosed, and this is really another room with windows on all sides. The architect endeavored by the arrangement of form and roof line to give to this porch the appearance of the one-story extension so often seen in colonial farm houses, although in such cases they form a kitchen wing. As actually constructed, this desired effect is partially lost, due to the necessity of providing so many windows and the elimination of shutters, as well as having the porch located so near to the front of the house.

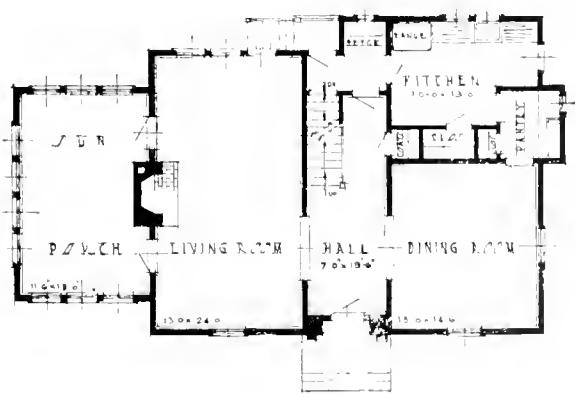
The interior is finished in ivory white throughout. The doors are paneled in a colonial design. The wood trim, fireplace mantel, hardware and electric fixtures are also colonial in character.

The conventional "center hall" type plan has been used, with large living room on one side, while the dining room, kitchen and pantry are placed on the opposite side. At first glance one might assume that the kitchen was inconveniently arranged due to the pantry projecting into it, but in actual operation it has worked out to good advantage. The sink with double drain board has the range placed to the left, and a table is located under the window at the right. On the opposite wall is ample space for a kitchen cabinet. The refrigerator is located in the rear entry, and can be iced without one entering the kitchen.

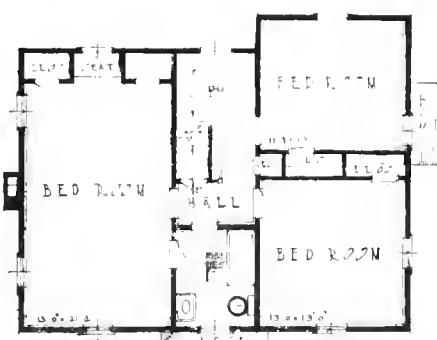


Front View

House of Mr. Harry V. Allen



Plan of First Floor



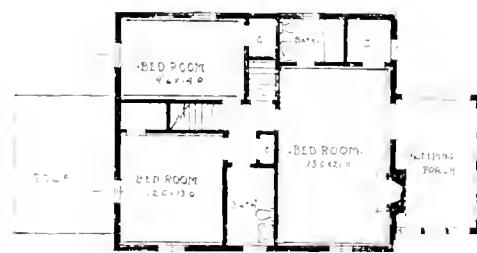
Plan of Second Floor



A House at Summit, New Jersey
Designed for the Summit Home Land Co.



Plan of First Floor



Plan of Second Floor

The House of Mr. Edward A. Pohlman

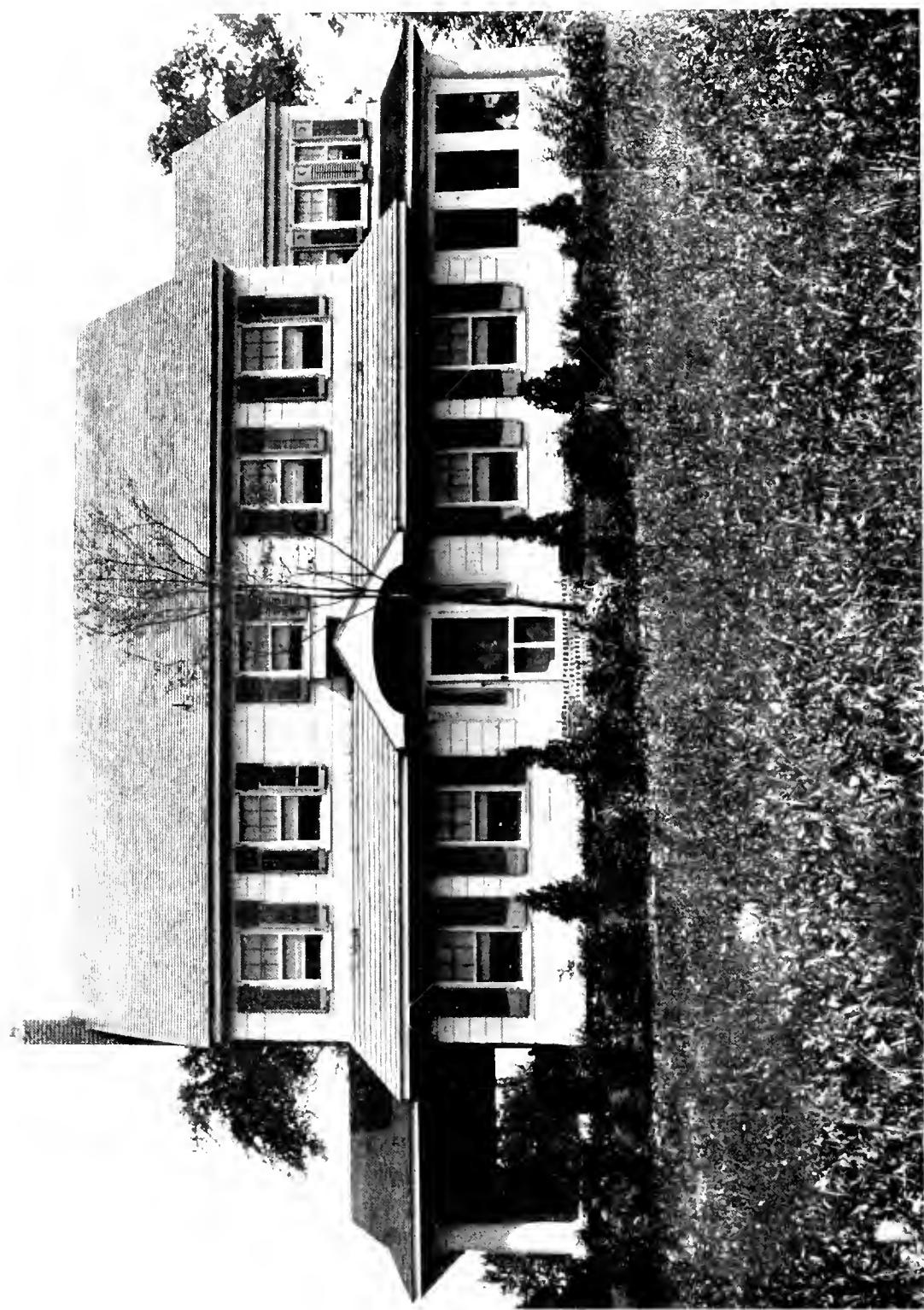
Maplewood, New Jersey

THE house of Mr. Edward A. Pohlman was built lengthwise with the lot, to take advantage of the excellent view which can be appreciated by an inspection of the photograph showing the rear of the house. Though the plot is narrow, the house is so long that a commanding view will yet be had from both living room and dining room and especially from the porches though a house should be built on the adjoining plot.

It would be desirable, ordinarily, in a house so placed on the plot, to use the driveway entrance as the main entrance to the house, making a garden front of the opposite side, opening onto a stone terrace enclosed with a hedge and planting, in order to secure greater privacy. In this case, however, the railroad station is on that side of the house and the owner had no desire to lose time in going out of the upper side of the house and around. This accounts for the brick walk at the front and the entrance design as planned.

In plan, the house opens up nicely. Upon entering, the hall is open from front to rear. Then, too, the openings between hall and living room and hall and dining room are practically in line with the doors to the porches, giving a vista from either end. The breakfast porch off the dining room, is in direct communication with the kitchen.

The second floor has four bedrooms and two baths. The third floor has only an open attic, but there is room for two additional chambers and another bath, should the owner desire additional space in the future.



Front Elevation

House of Mr. Edward A. Pohlman

House of Mr. Edward A. Pohlman—*Continued*



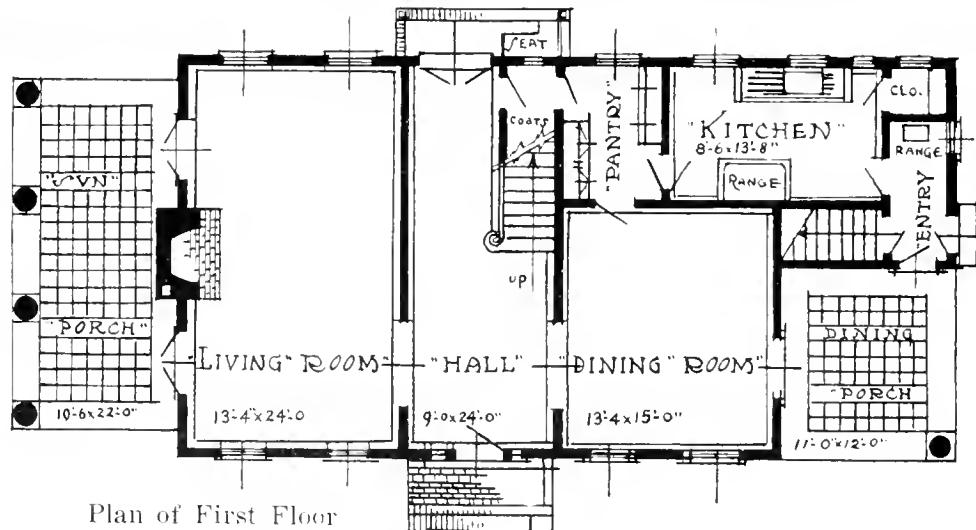
Entrance Detail

The pilasters on either side of the entrance are light and fluted. The glass of the side lights and fanlight is leaded, in colonial design. The influence of the Pennsylvania Dutch colonial house is seen in the large stucco porch columns and Germantown Hood protecting the entrance.



Stairway and Entrance Hall.

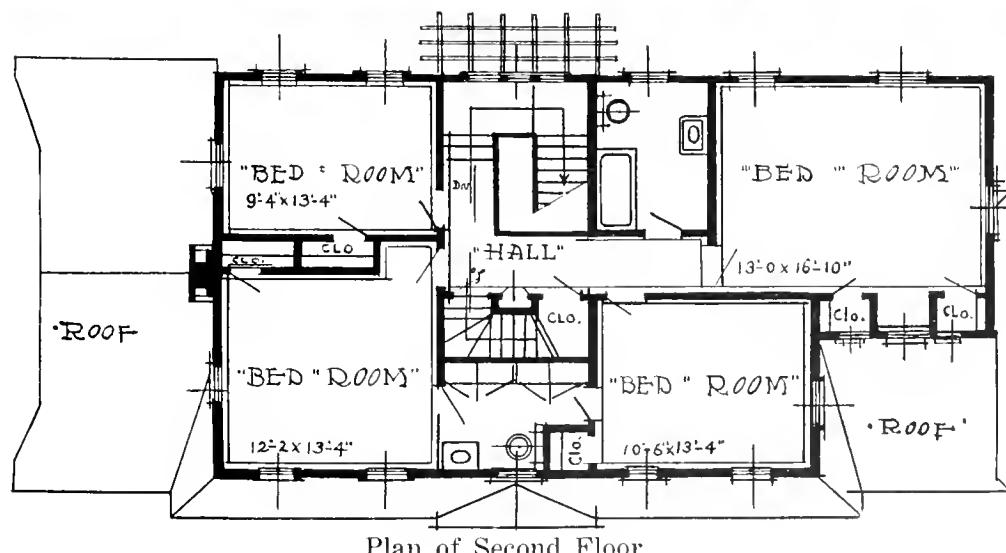
House of Mr. Edward A. Pohlman





Rear View

House of Mr. Edward A. Pohlman



The House of Mr. Frank A. Lyon

Maplewood, New Jersey

THE house of Mr. Frank A. Lyon presents an exterior of walls finished with large shingles painted white, windows with green shutters and a green stained roof. The house faces east, which gives the morning sun in the dining room and provides a southeast and west exposure for the living room. The kitchen is in the northwest corner and the sun porch in the southwest, making the ideal exposure for all rooms. Placing the living room lengthwise with the house and in connection with the dining room gives an appearance and feeling of space in a really small house, the foundation area of which is only slightly over six hundred square feet. The bay or recess in the dining room for the sideboard, and the fireplace in the living room are on the same axis and terminate in an interesting vista from either room.

The stairs are enclosed, with the exception of the first two steps. There is a coat closet on the stair platform. The platform can also be reached from the kitchen, practically making this a back stairway as well.

The rooms of the first floor are trimmed in chestnut and finished with a silver gray stain, and the walls are decorated with a rough textured paper in variegated tones of blue.

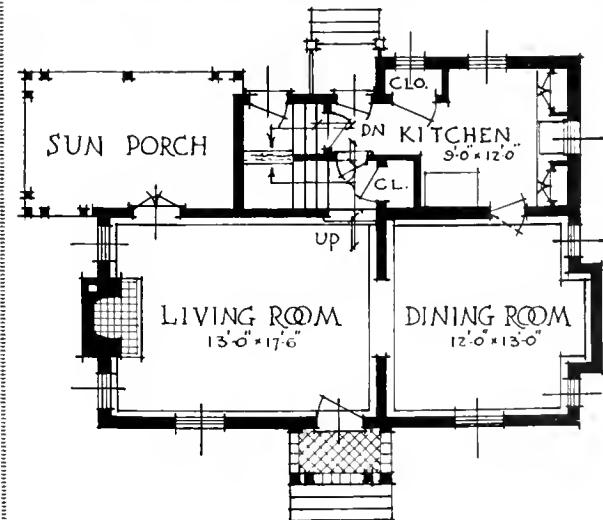
The second floor has three bed rooms, all of good size, as well as a bath and dressing room, the latter an unusual feature in so small a house. If necessary the dressing room could be used for a small child's room, there being sufficient space behind the door to accommodate a crib. The rooms of the second floor are finished with ivory white trim, with mahogany doors.

There is only a ventilated air space above the second floor.

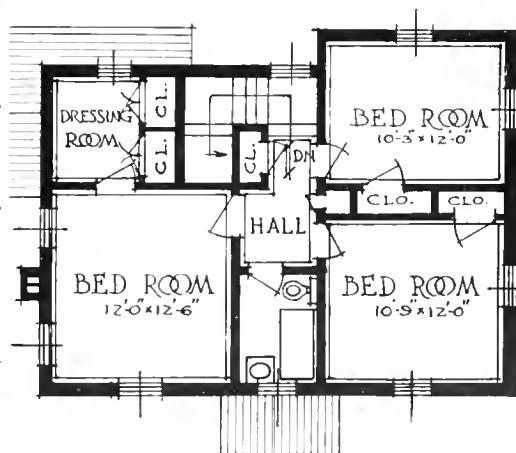


Front View

House of Mr. Frank A. Lyon



Plan of First Floor



Plan of Second Floor



Front Elevation

House of Mr. Corwin Howell

The House of Mr. Corwin Howell

Maplewood, New Jersey

THE house of Mr. Corwin Howell is built with walls of stucco over galvanized metal lath, the dormers being surfaced with hand-split cypress shingles.

This house is of the Dutch colonial type, modernized. The doorway is a particularly interesting feature, with its slender wood columns with carved wood caps, paneled door, and side lights, with wood fan above. The roof is surfaced with an attractive sea-green slate contrasting well with the rest of the building.

By bringing the stairs forward and entering under the platform, the portion used ordinarily for a large hall, can be utilized for a library. Placing the entrance a few steps below the first floor level, works out nicely, too, as the ground slopes from the rear to the front.

The space under the stairs provides two large closets for the hall in the first story. The protection usually afforded by an entrance vestibule is here obtained to a certain extent without the inhospitable effect of one.

The interior is entirely done in ivory white, with moulding and trim of colonial detail. The dining room has a wood wainscot. A built-in china closet balances the door to the pantry. The sun porch sash drop down into pockets which enables the entire window opening to be used for ventilation in summer.

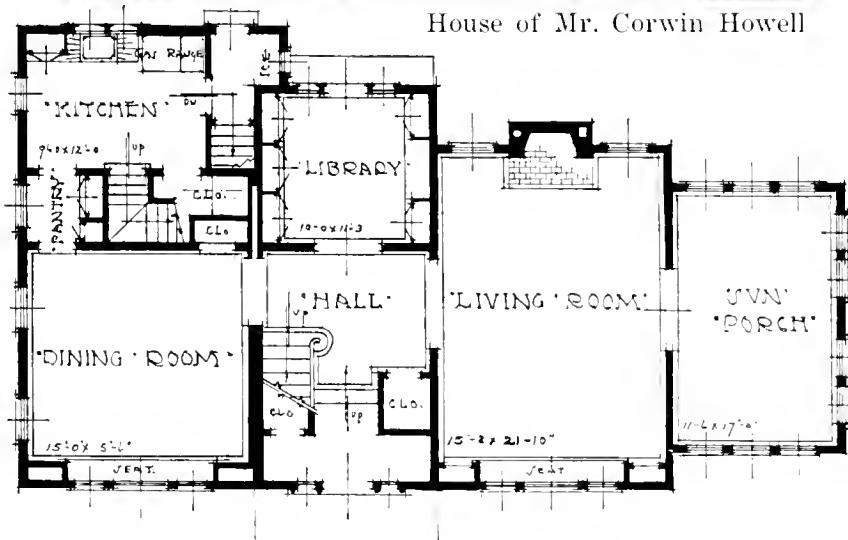
A lattice and shrubbery screen separates the service yard and garage from the rest of the plot, which will later be more fully developed with lawn and flowers.



Entrance Detail

House of Mr. Corwin Howell

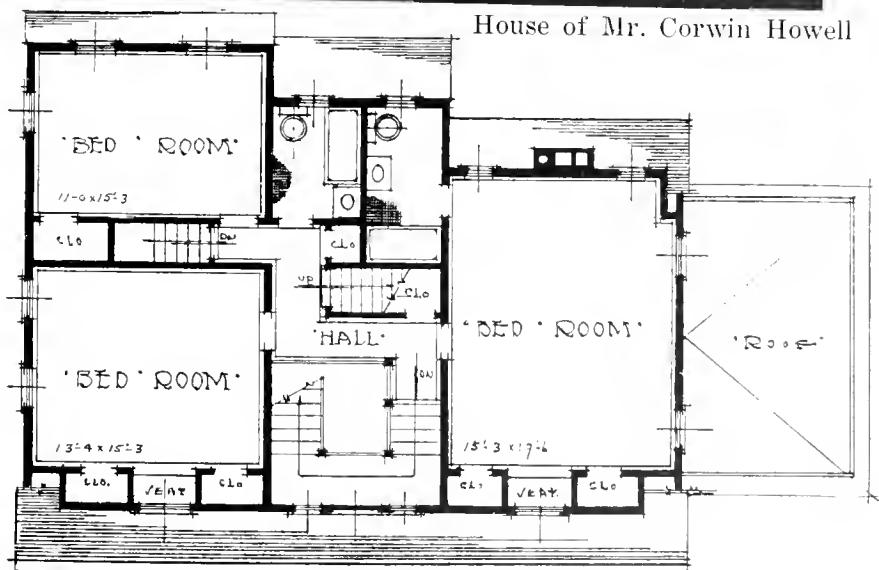
Plan of First Floor





Entrance
Hall

House of Mr. Corwin Howell



Plan of
Second
Floor

House of Mr. Fred. L. Dalzell Maplewood, New Jersey



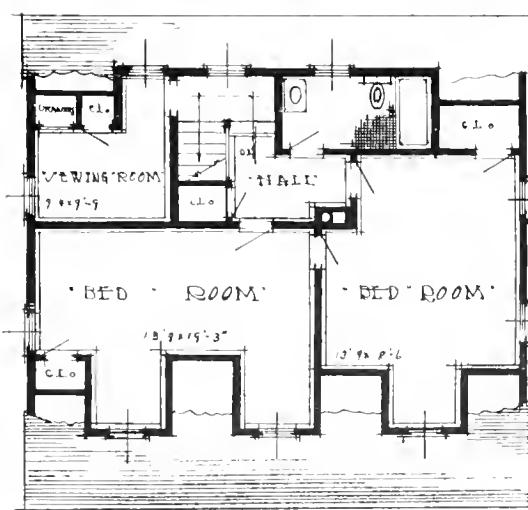
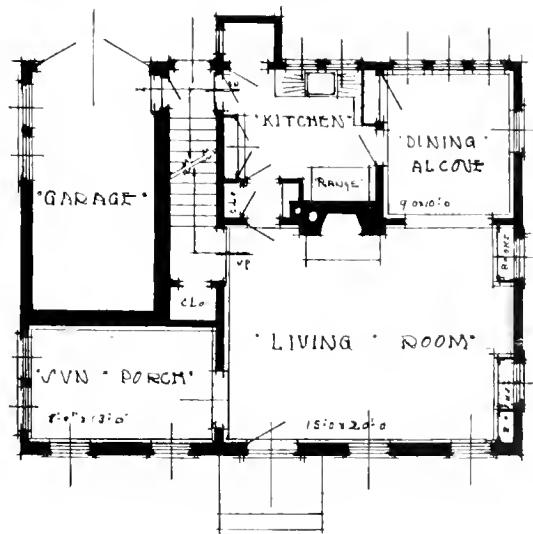
The Dining Alcove

On the interior the walls of this room are painted a plain warm tone of gray. The rug is dark gray. The furniture is finished in a gray blue. The hangings are printed linen of several colors, mulberry predominating, with light gray background.



Exterior View

House of Mr. Fred L. Dalzell





Side of Living Room Showing Book Shelves

House of Mr. Fred L. Dalzell

In exterior design this house follows the character of the Dutch colonial house of Northern New Jersey. The front wall is faced with red common brick, the dormers being shingled with large hand-split cypress shingles. The gable ends are surfaced with wide white clapboards. The garage end of the house, which is of fireproof construction, is finished with cement stucco plastered directly on the hollow tile walls, and white-washed.



Fireplace Side of Living Room

House of Mr. Fred L. Dalzell

It is not often that a client will sacrifice the space on the second floor for the low sweeping roof lines which are largely responsible for the charm of this house. However, this house was designed for a family of two, and owing to the fact that the second story covers the sun room and garage, there was ample bedroom space for the requirements of the family.

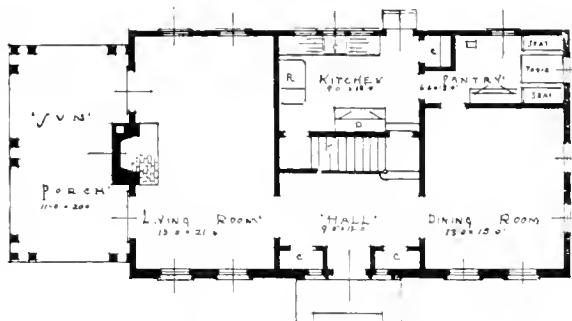
Planting, placed since the photograph of the exterior was taken, has tended to materially soften the foundation lines.



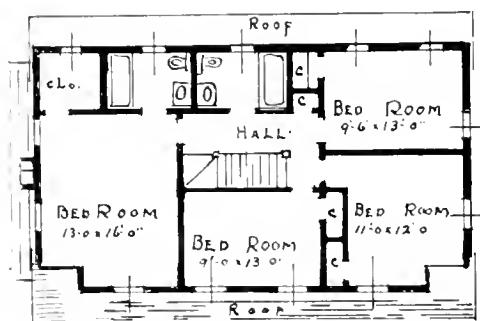
View of Front and Side

A Modernized Dutch Colonial House

A House for the Summit Home Land Company Summit, New Jersey



Plan of First Floor



Plan of Second Floor

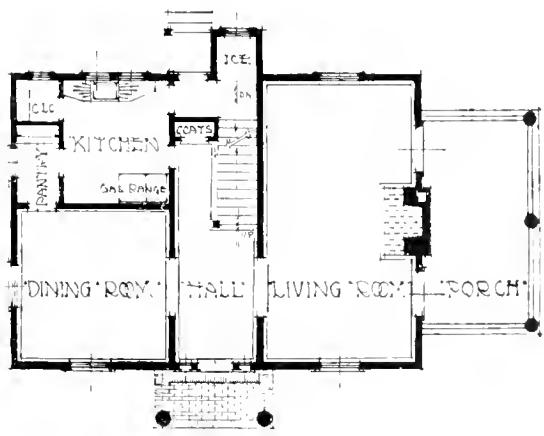


Front Elevation

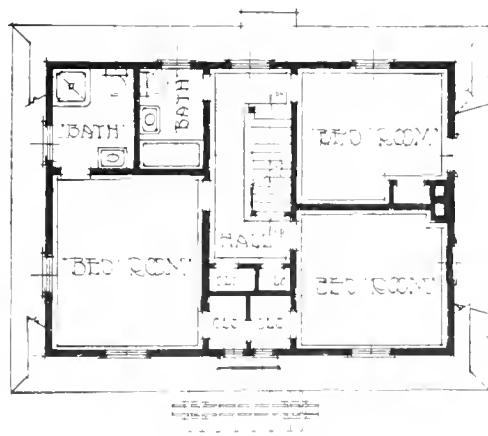
A well-proportioned facade

The House of Mr. Carl Breer

Summit, New Jersey



Plan of First Floor



Plan of Second Floor



House of Mr. W. A. Moore

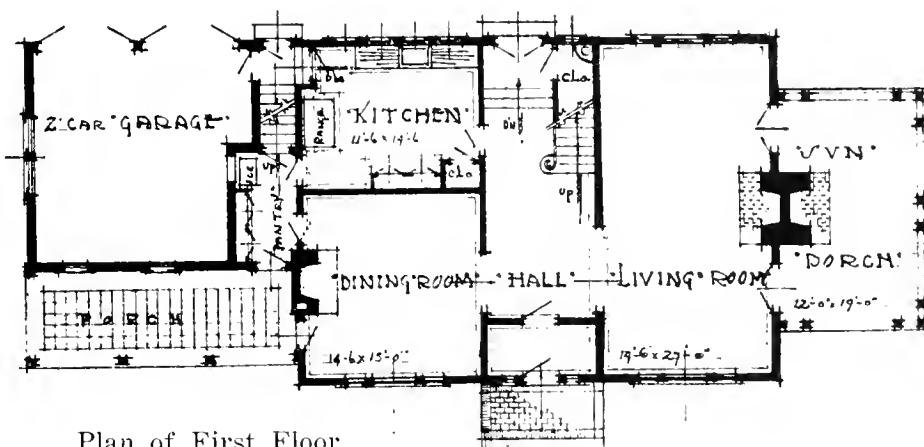
Front and Side View

The House of Mr. W. A. Moore

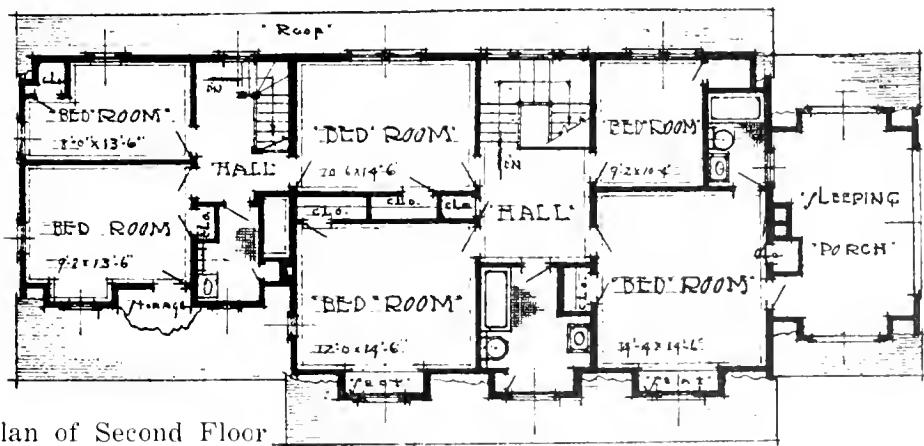
Roosevelt Park, Maplewood, New Jersey

THE home of Mr. W. A. Moore follows the Dutch colonial precedent, but with the modern development of the sun porch, sleeping porch and garage.

The exterior is of red cedar shingles painted white. The roof and shutters are green. The sweeping curve of the eaves blends well with the rolling contour of the plot.



Plan of First Floor



Plan of Second Floor



Entrance Hall and Stairway

House of Mr. W. A. Moore

In this house the broad hall extends the full depth of the building, opening to the garden in the rear. A lavatory and coat closet are located under the stairway. Windows on the stair landing furnish adequate natural illumination for upper and lower halls.

The garage, of fireproof construction and built as an integral part of the house, is reached through the rear entry adjoining the kitchen. A garage, so located, is easily heated from the main heating plant, as well as being supplied with light and water. It is of convenience, especially in stormy weather, to step into the car and drive out without walking through mud and wet to a detached building. It has an architectural value, as in this case for instance, in balancing the sun porch at the opposite end of the house. By doing away with an outbuilding, more garden space is possible at



Dining Room

House of Mr. W. A. Moore

the rear of the lot. The servants' quarters can be located over the garage, eliminating the need for a third floor.

In the house of Mr. Moore four bedrooms, two baths, and a sleeping porch are provided on the second floor, in addition to the servants' rooms and bath over the garage, these latter rooms being reached by means of a back stairway from the pantry.

The walls of the dining room are paneled with applied moulding and painted ivory white. The fireplace is faced with a dull red brick and provided with a mantel of colonial design. The rug is a Chinese Oriental in buff and old blue. The furniture is mahogany, while the lighting fixtures are finished in dull silver. Both dining room and pantry open on the breakfast porch.

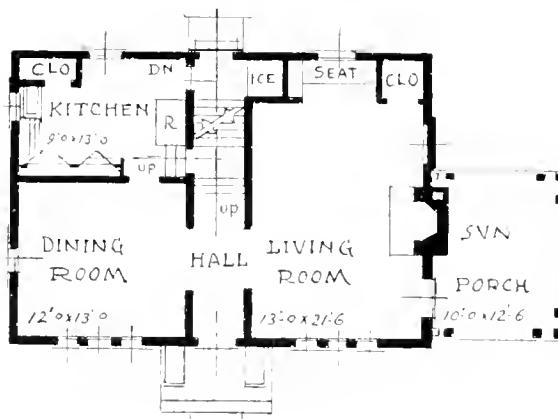


Front Elevation

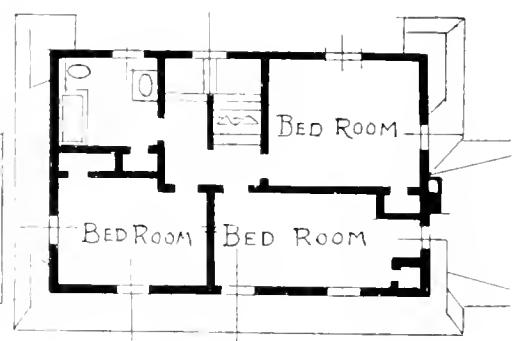
Reproduced from the Architect's sketch in color

Suggested Design for a Small Dutch Colonial House

Being one of a series of small house designs described on page 139.



Plan of First Floor

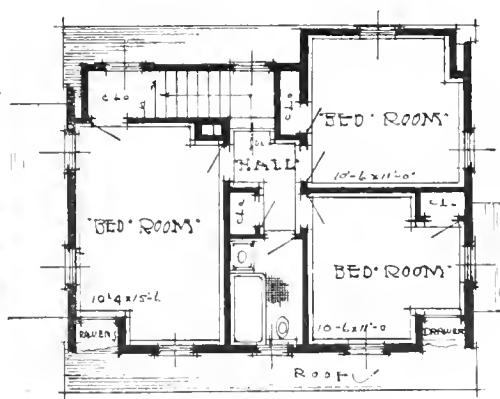
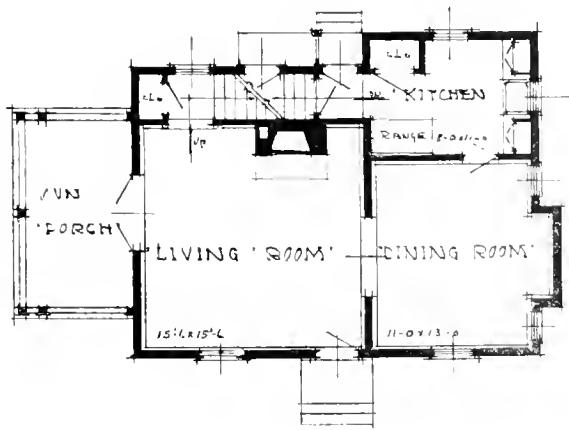


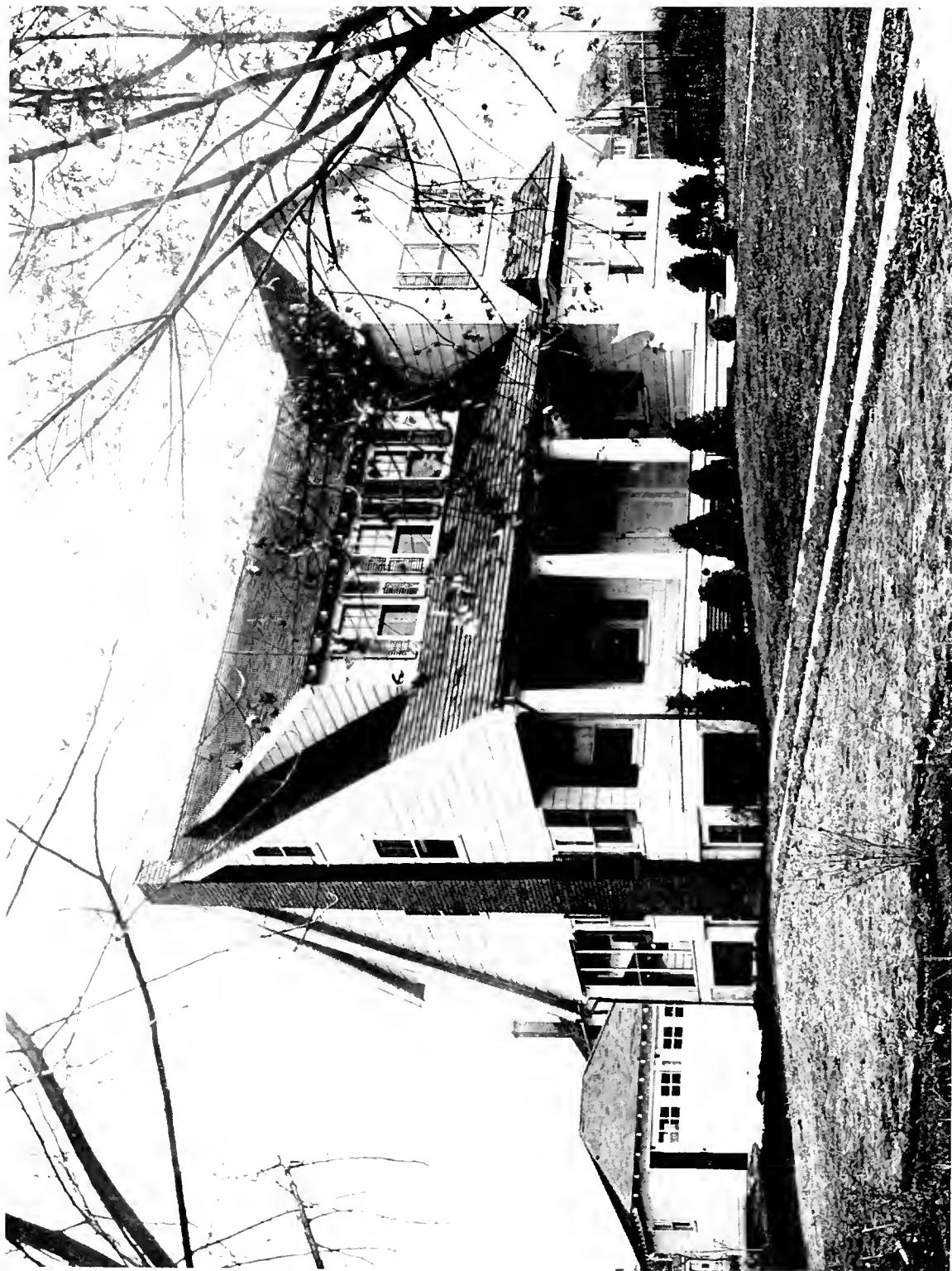
Plan of Second Floor



The House of Mr. Warren Hastings

Maplewood, New Jersey





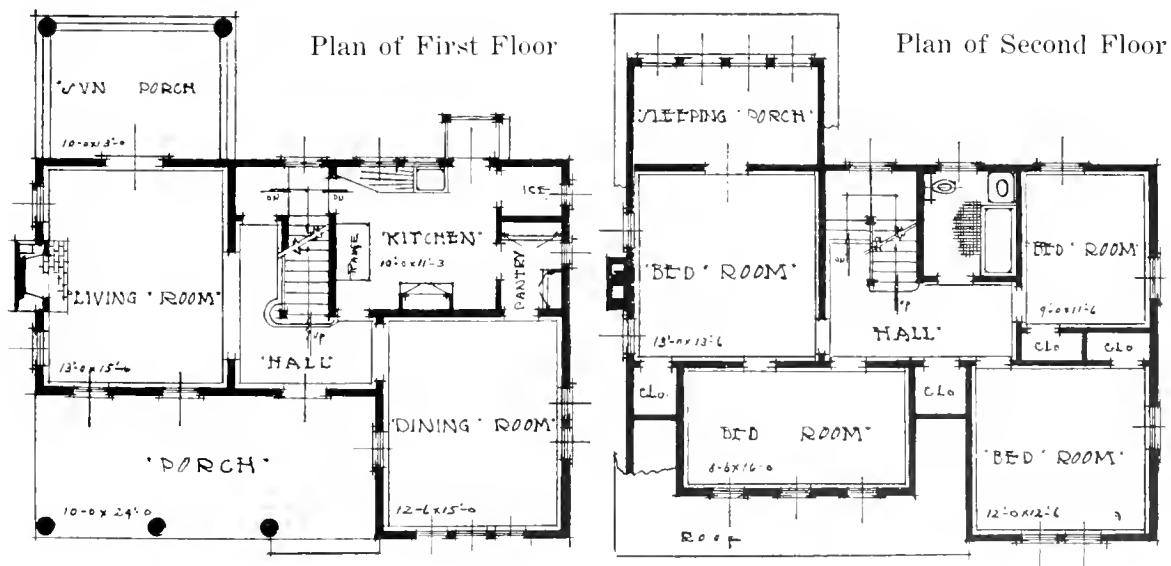
View from Street

House of Mr. Arthur Gardner

The House of Mr. Arthur Gardner

Maplewood, New Jersey

THE porches are a feature of the Gardner house. The exposure for the principal rooms is south and west, with an extensive view of the mountain. The front porch is open; the rear porch glass enclosed in winter and screened in summer. The sleeping porch is at the rear in the second story, affording privacy, and not detracting from the design of the house, as is often the case where an upper story porch is provided. The plan of this house is so worked out that the living room and dining room have exposures on three sides, which is very desirable in a suburban house. The stairs are so arranged that one can go down to the basement from the kitchen or from the front hall without going into the kitchen. This was done to give access to the billiard room which was placed under the living room and part of the hall. Because of the billiard room being so placed, it made it possible to have a fireplace directly under the living room fireplace and so use the same chimney. The walls of this room were sand-finish plastered on the foundation and the beamed ceiling effect obtained by dressing and staining the first floor joists. The house follows no particular style tho' the feeling is somewhat of a Colonial farm house. Colonial decorations were used for interior finish.



The House of Mr. Eugene Barling

Blue Ridge Park, Maplewood, New Jersey

THE home of Mr. Eugene Barling might aptly be termed "A Cottage for Two." It is, however, built as substantially and finished with the same degree of excellence as many a more pretentious house. While small and also economically constructed, there is no where apparent—either within or without—any indication of that cheapness so often associated with the small suburban house.

The building is of frame construction with exterior walls finished with wide clapboards, painted white. The roof is of shingles stained green, and the windows are provided with green shutters. The chimney is of brick, roughly plastered with cement mortar. Here and there a brick shows, projecting through the mortar.

The interior is finished in ivory white with woodwork of simple design in keeping with the character of the house. The walls are papered with a stipple design, in tones of warm gray throughout. The furniture, seen in the photograph of the interior, is of mahogany. The gate leg table, window chairs and braided rag rug of the dining room are especially appropriate as well as attractive.

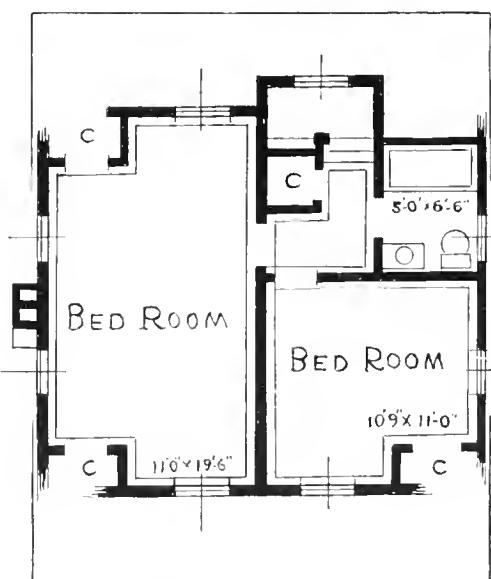
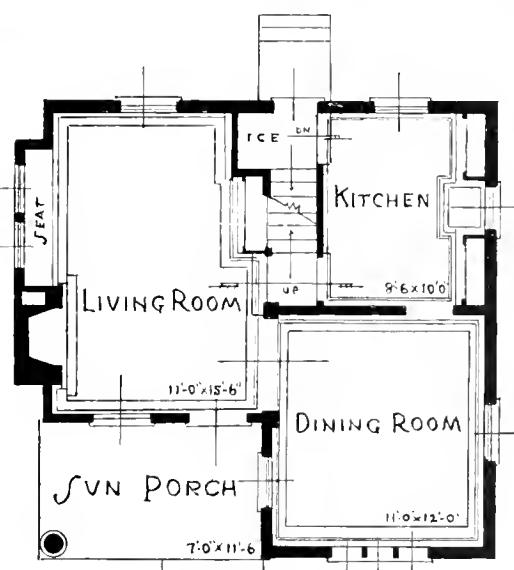
The plot upon which this house is built is large, considering the size of the house. This plot has a frontage of 65 ft. and a depth of 125 ft.

The house overlooks the golf course of the Maplewood Country Club.

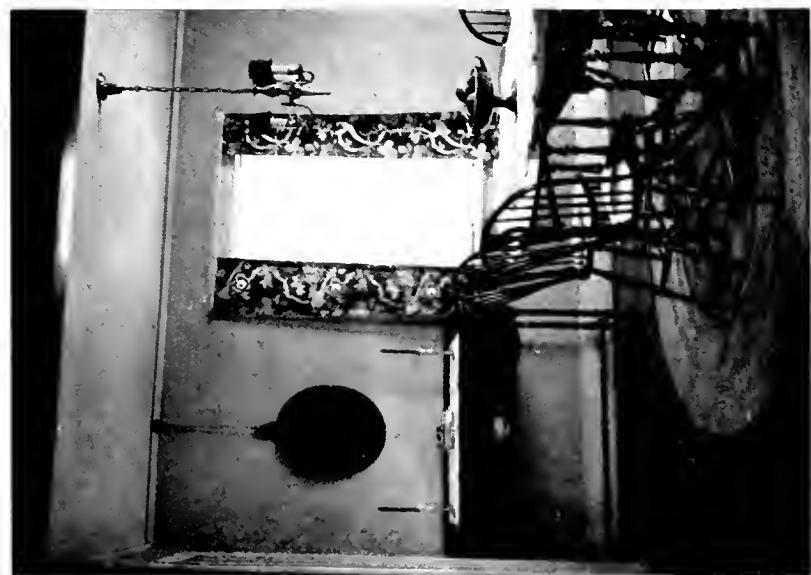


Front Elevation

House of Eugene Barling



House of Mr. Eugene Barling—*Continued*



A Corner of the Dining Room



The Fireplace in Living Room

The House of Mr. E. E. Hudson

Maplewood, New Jersey

THE house of Mr. E. E. Hudson in Roosevelt Park, Maplewood, N. J., is of the Dutch Colonial type with the addition of a sun porch at the end. The somewhat narrow porch across the entire front of the house with square posts supporting the overhanging second story, the small gabled dormers, and the kitchen built off in an extension, are characteristic of this style.

The roof lines of a house of the Dutch Colonial type will either make or mar it, as the house is mostly roof. The reason that so many of the old houses are more picturesque than the modern houses of the same type is due to the fact that those early builders did not try to obtain as much floor space on the second floor as on the first floor, thus enabling the use of those graceful low-sweeping roofs.

The plan of the Hudson house is similar to other centre hall plans already illustrated, except that the kitchen is extended at the side. This was done both for the exterior appearance and to have a through circulation of air in the kitchen. A rear stairs has been provided leading from the pantry, and connecting with the front stairs at a platform landing three steps below the second floor level.

Three large bedrooms, and a smaller one are provided on the second floor, which also contains two baths. There is one room and bath on the third floor which has dormers in the rear, not visible in the photograph.

The interior finish is ivory white throughout with colonial details for the trim, fireplaces, stairs and fixtures.

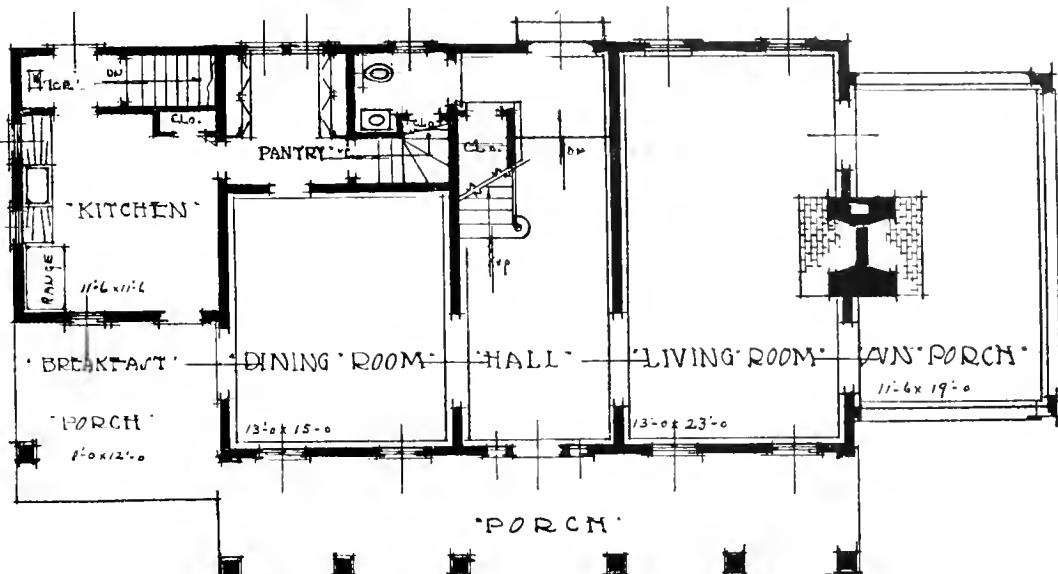


Front View

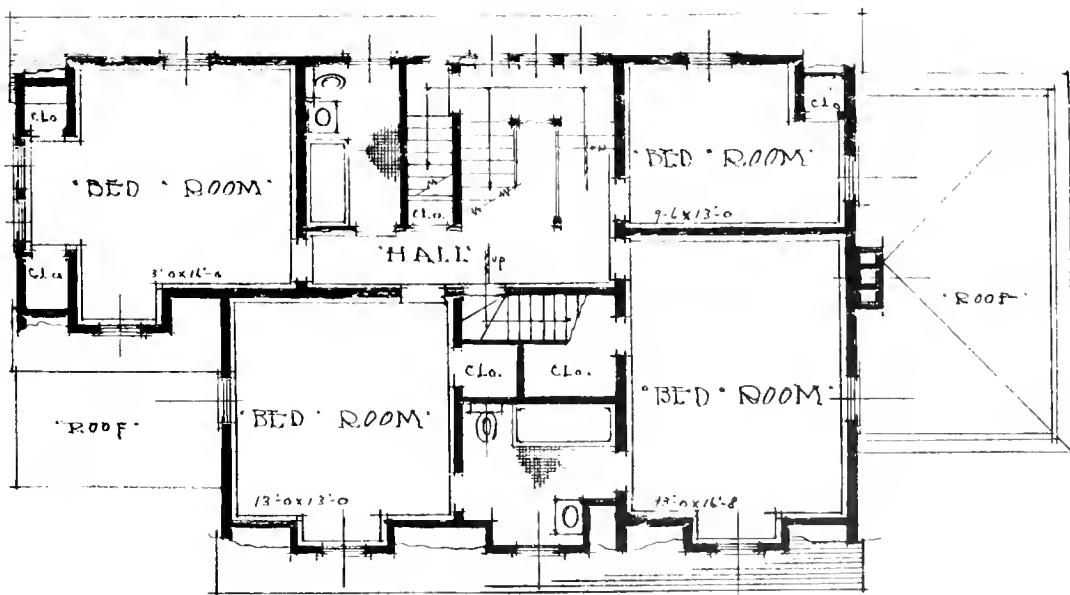
House of Mr. E. E. Hudson

Plans of the House of Mr. E. E. Hudson

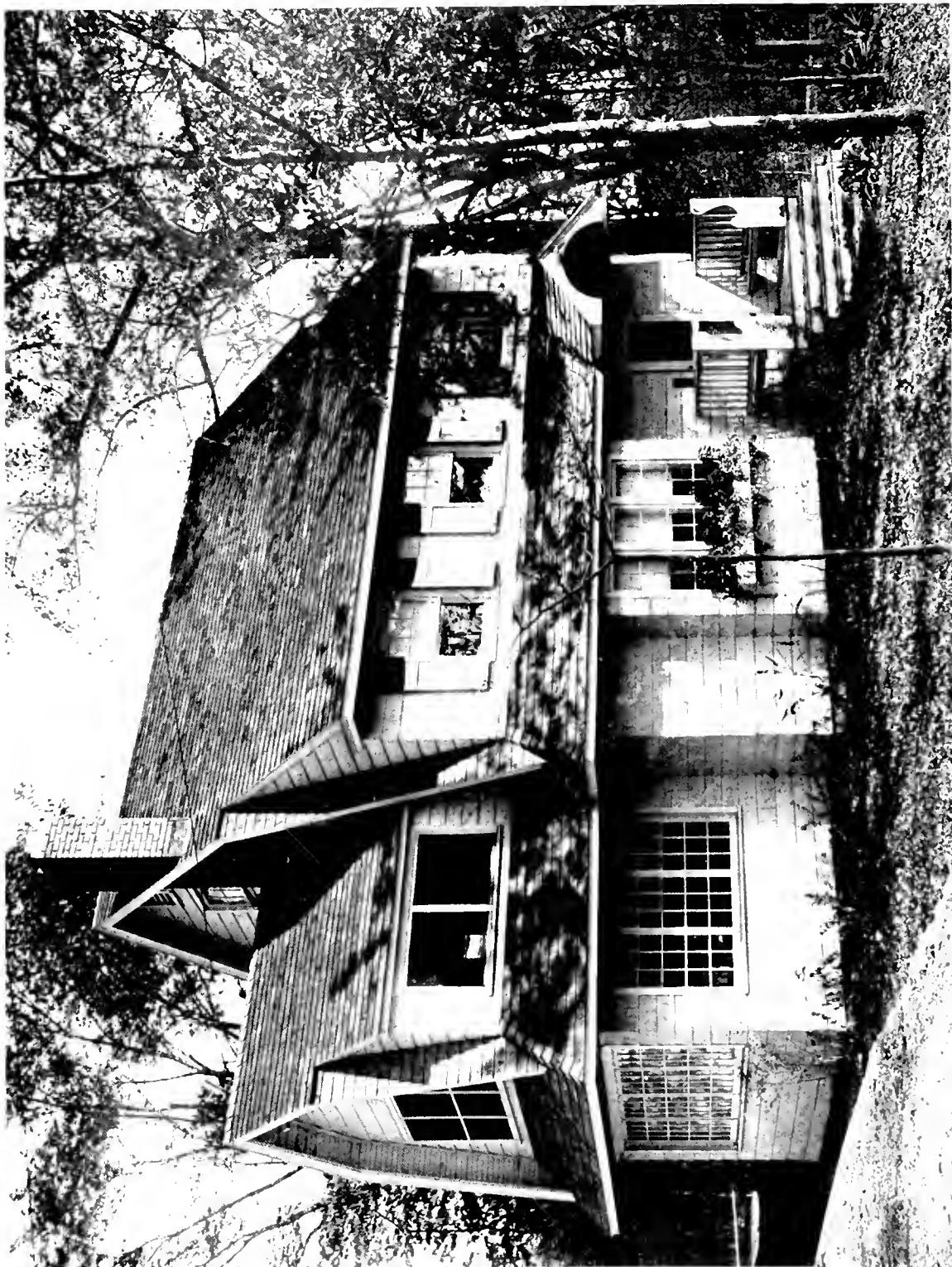
Maplewood, New Jersey



Plan of First Floor



Plan of Second Floor



View of Front and Side

House of Mr. Irving W. Porter

The House of Mr. Irving W. Porter

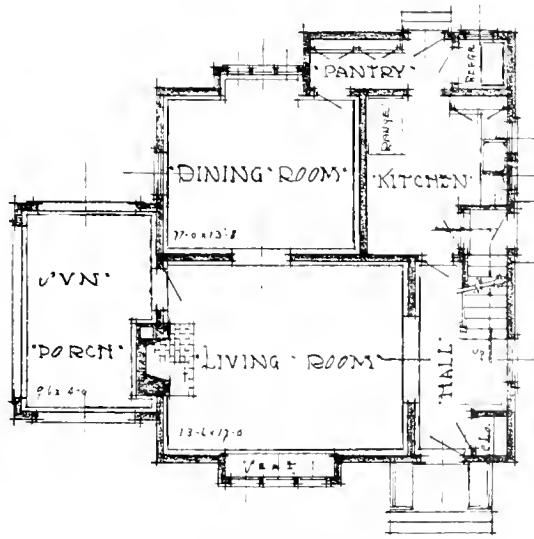
Maplewood, New Jersey

THE house of Mr. Irving W. Porter is a variation of the Dutch Colonial cottage, deriving its architectural interest mainly from the roof lines. There is no outstanding architectural detail. The entrance is through a simple dutch doorway with seats on either side. The flower box under the window gives a touch of color. The exterior walls are surfaced with large shingles painted white. The shingle roof, stained green, and the green shutters, contrast well with the white walls. The trees form an ideal background.

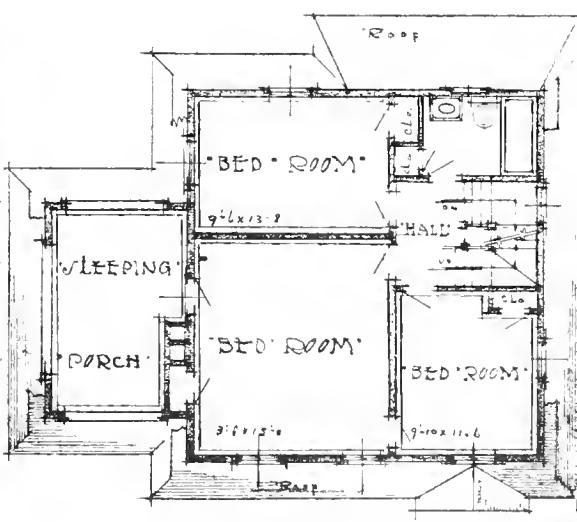
A sleeping porch has been built above the sun porch, without giving the house the appearance of being top-heavy, which is often the case when one porch is built above another.

The living room takes up practically the whole front of the house, which has the most desirable exposure. A recess for the sideboard compensates for the narrow width of the dining room. The kitchen, finished in white enamel, is conveniently arranged and connects with the dining room through a pantry.

The second floor has one large bed room in connection with the sleeping porch, two smaller bed rooms and a tiled bath. There is one room and bath on the third floor, and an open attic.



Plan of First Floor



Plan of Second Floor

The House of Mr. E. Leslie Winpenny Essex Falls, New Jersey

THIS house has walls built of local stone, most of which was taken from the cellar excavation. The stone work is laid up in cement mortar with rather a wide joint. The stone varies in color from granite to rusty brown. The shutters are painted faded green and the rest of the exterior woodwork is done in white.

The site commands an extensive view to the rear of some twenty miles, with mountains in the distance. Because of this, the principal rooms were placed to face the rear, the kitchen and maid's room being in the front. The hall extends the full depth of the house and opens onto a living porch. The dining room and living room also open on this porch. The guest room has a toilet and lavatory in connection with it, while the owner's room connects directly with the bath. A bath is provided for the maid in the basement.

The colonial design has been carried out in the interior of the house also. The stairway is broad, considering the size of the house. Over the entrance is a wide platform on which an old spinning wheel and rush bottom chair have been placed. A Grandfather's clock brought from England by Mr. Winpenny is placed in the lower hall and completes the picture.

The living room fireplace, shown below, is of brick and has a colonial wood mantel. Over it is hung a family portrait.

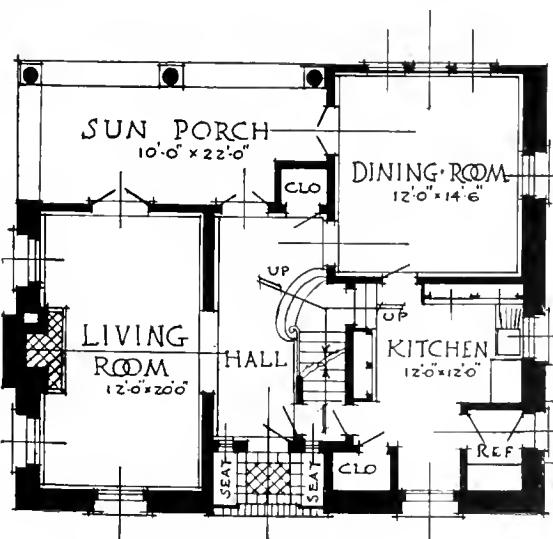


The
Fireplace
in
Living
Room

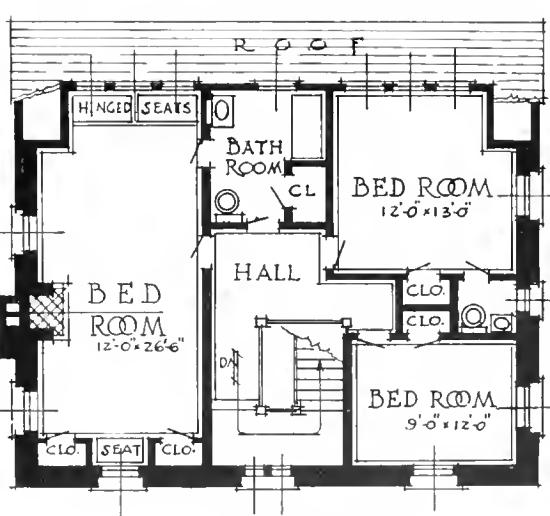


Front Elevation

House of Mr. E. Leslie Winpenny



Plan of First Floor



Plan of Second Floor

The House of Mr. Edward Fellows

The Terrace, Maplewood, New Jersey

THE plan of the Fellows house with a total absence of projecting bays and extensions, and the simple roof makes this house economical of construction. Three rooms and sun porch are provided in the first floor, with four bed chambers, sleeping porch and bath in the second floor. There is no third floor.

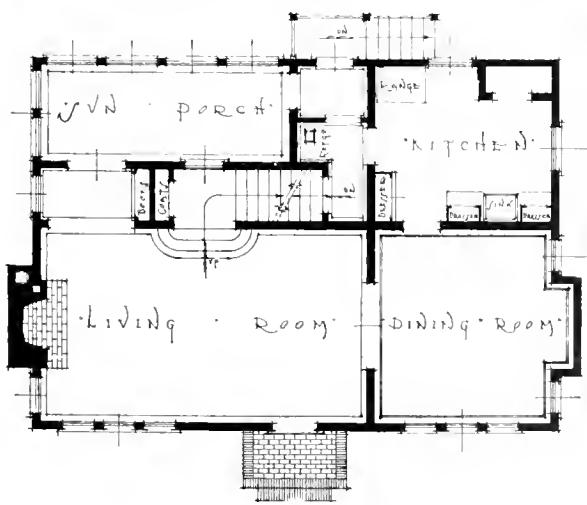
The interior finish is white throughout. Both the living room and bed room fireplaces are of brick with colonial mantels. While the second floor hall has no outside light, it does not appear dark because of the five doors from light rooms opening onto it.

The floors throughout this house are of oak, the gutters, flashings and screens copper, and the heating system warm air, which by the way, has been used in many of the houses illustrated in this book. In all cases, however, the tubular type of furnace has been used and in every case the heating has proven most satisfactory and economical. This heating system has the decided advantage over steam, of giving some heat no matter how low a fire is maintained, whereas with steam heat, the fire must be hot enough to generate steam and force it to the radiators before heat is received in the rooms. It also has the advantage of warming and bringing into the house fresh air, thus ventilating and heating at the same time. A warm air heating system will not be satisfactory, however, where long or horizontal runs are necessary to reach the registers.

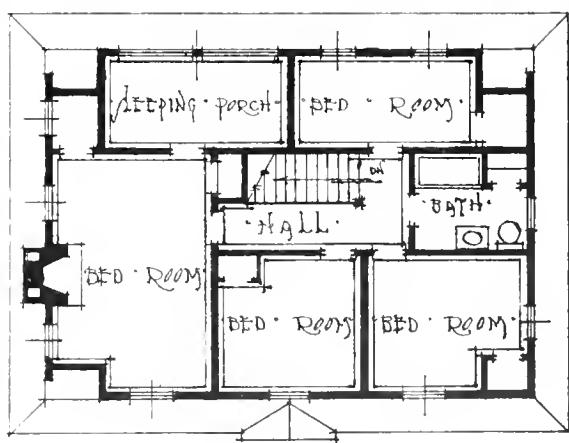


Front Elevation

House of Mr. Edward Fellows



Plan of First Floor



Plan of Second Floor



Front View

House of Mr. Oscar G. Brown

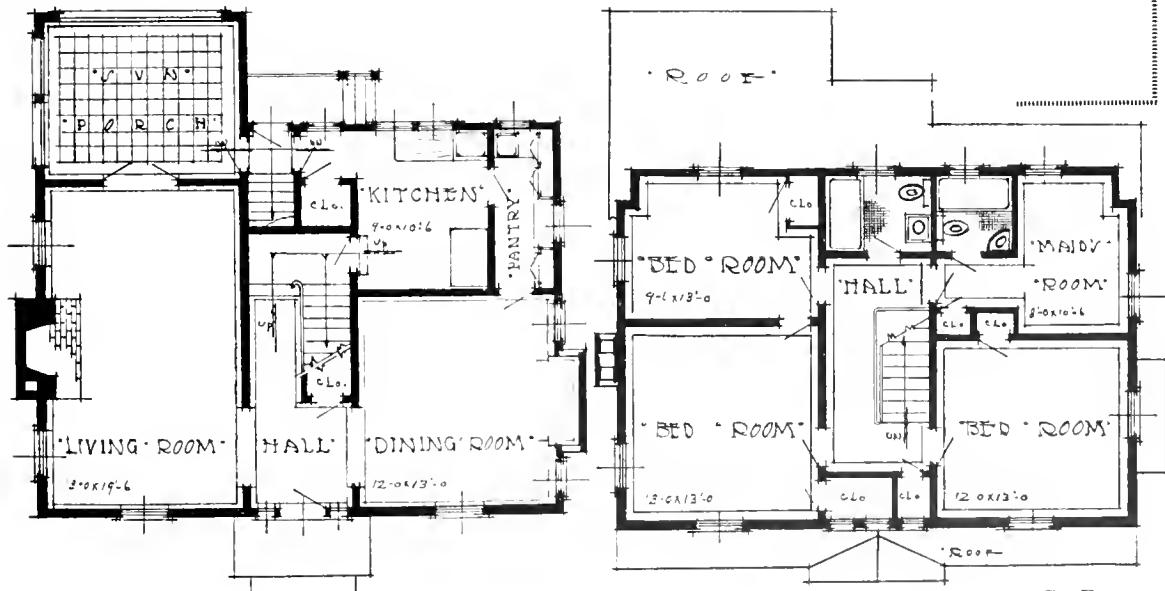
The House of Mr. Oscar G. Brown Maplewood, New Jersey

THE house of Mr. Oscar G. Brown is somewhat similar to the preceding one but of different materials and plan. It is but two stories in height, there being only an air space above the second story. The stair arrangement provides the equivalent of a back stairway at the cost of one.

The kitchen opens through to the porch so that the porch can conveniently be used as a breakfast porch or for tea. The ground on which this house is built slopes to the rear, thus the foundation walls at the rear are considerably above grade. By placing large windows in the rear and side, the basement was made light and airy and a billiard room was built under the sun porch, extending under part of the living room as well. This room can also be used as a play room for the children. The laundry is under the kitchen. The plumbing is economically arranged, both bath rooms, kitchen and laundry fixtures being on the same stack.

Inside the house the walls throughout are of sand finish plaster, tinted. The woodwork of the first floor is stained brown and the second floor painted white.

The exterior walls are of frame construction, surfaced with shingles. The hood across the front introduces a horizontal line which gives breadth to the house, and apparently reduces the height. This style of hood was quite frequently made use of in the early Pennsylvania houses as a partial protection for the lime mortar of the masonry walls, most of these houses being built with stone walls.



Plan of First and Second Floors

House of Mr. Oscar G. Brown

The House of Dr. August Bauer

Maplewood, New Jersey

THE home of Dr. August Bauer, illustrated on the opposite page, is a house of the modern type quite often referred to as Dutch Colonial, although of quite different proportions from those old colonial houses erected by the sturdy Dutch settlers in New York, New Jersey and Pennsylvania.

This type or style of house is especially suited to the small suburban dwelling, as it is essentially a cottage type. The eaves being at or below the level of the second floor, they establish a horizontal line reducing the apparent height of the house. This also has the effect of making the building appear broader and lower than it really is, an effect which always makes the appearance more pleasing than when the effect is high and stilted.

The lower portion of the house, under the protection of the overhanging hood and porch roof is finished in stucco, while the balance of the exterior is of hand split eypress shingles.

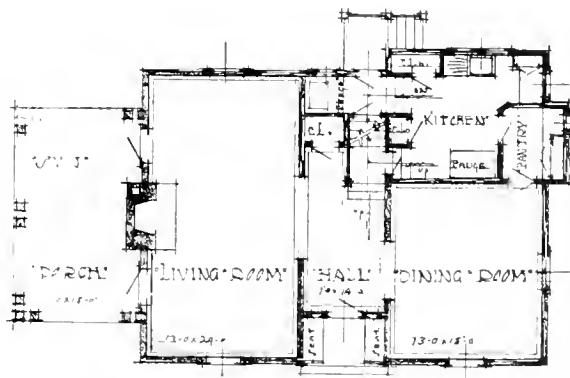
The house is of the centre hall plan which makes possible a greater width than depth, which is always desirable. To do this with a side hall, the house would necessarily be of greater area. The living room is quite large, taking up nearly one-half of the first floor.

In the second floor are four bed chambers and bath, while one room and bath are provided in the third floor.

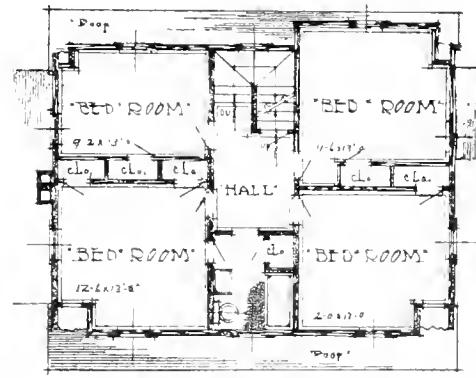


Front and Side View

House of Dr. August E. Bauer



Plan of First Floor



Plan of Second Floor



View from the Road

The house sets well back from the street

The House of Mr. Charles Priest Maplewood, New Jersey

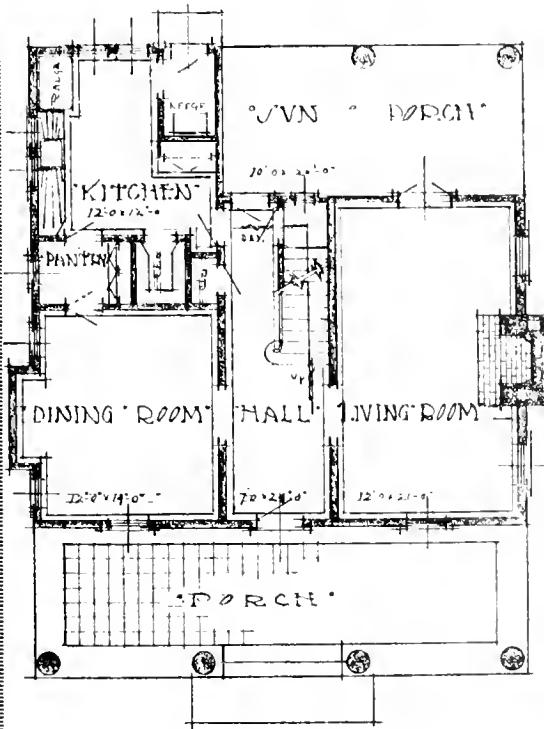
THE house of Mr. Charles Priest was built about seven years ago, the photograph shown above having been taken shortly after completion. Now ivy rambles over the stone chimney, climbing roses encircle the large stucco columns, the box-wood plants have grown and more have been planted, intermingled with old-fashioned flowers. The rear porch overlooks the Maplewood Country Club golf course which was not in existence at the time the house was built, but was considered a possibility.

The design is reminiscent of the old farm houses of Pennsylvania where stone was plentifully used and the supporting columns built of stone and roughly plastered over.

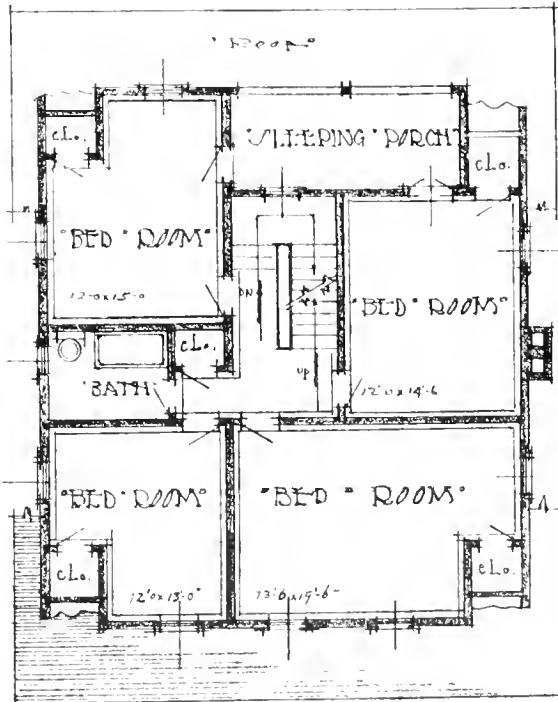
The plan gives a maximum amount of space on the second floor, owing to the fact that it extends out over the front and rear porches. There are four good sized bed rooms, bath and sleeping porch on the second floor. Storage space is provided on the third floor.

The interior has been carried out with colonial details, insofar as the design of the trim, doors, stairs, hardware and electric fixtures are concerned. The woodwork is finished in white and the wall papers are of colonial designs.

The exterior walls are surfaced with large shingles, painted white. The chimney is built of stone taken from the excavation. The roof and shutters are green. The porch floors are of cement and the columns stucco over metal lath.



Plans of First and Second Floors



House of Mr. Charles Priest



Front Elevation

Note the recessed entrance

The House of Mr. H. H. Stark

Maplewood, New Jersey

THE house of Mr. H. H. Stark has an unusual plan for a small house. The reason for the development of such a plan lay in the northerly exposure and an extensive view to the rear as well as the most desirable exposure. The hall, as the plan shows,

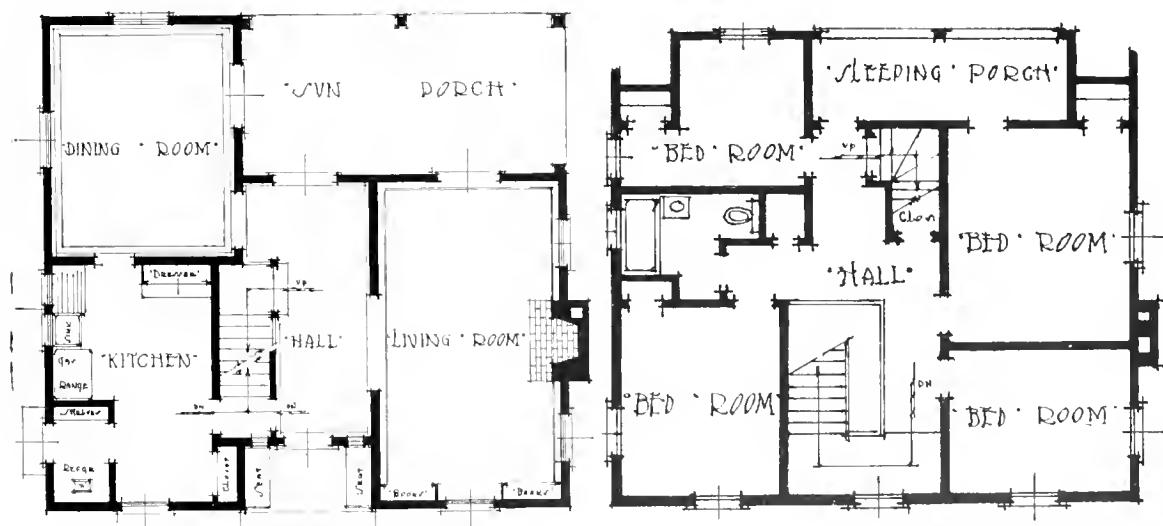
requires considerable space for so small a house, but the result is a very spacious effect. Building out over the porch compensates for what otherwise might be considered waste space.

The "L" formed by the dining room wing permits doors from both hall, living room and dining room to open on the porch, which is glass enclosed in winter, and therefore in use practically all year round.

Stairs to the third floor lead to a large attic in which two rooms or a room and bath may be added at a later date, should additional rooms be desired.

The side entrance to the kitchen is screened by an attractive gate with trellis on which climbing roses now grow.

The interior of the house is finished in white throughout, with doors stained mahogany. No attempt has been made to follow any particular style in the design of this dwelling.



Plans of First and Second Floors

House of Mr. H. H. Stark



Front and Side View

House of Mr. E. B. Thayer

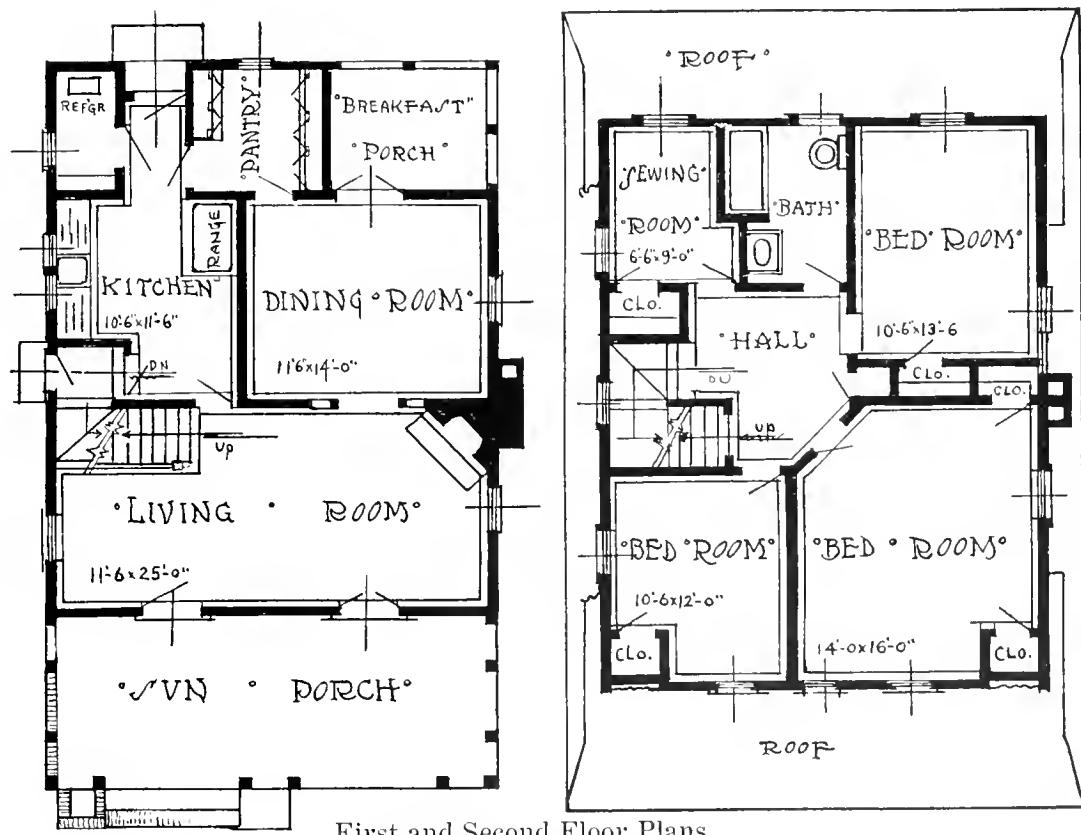
The House of Mr. E. B. Thayer

Maplewood, New Jersey

THE Thayer house is a little cottage of Dutch colonial type, with exterior of wide white clapboards and roof of green shingles. The setting under a very large oak tree adds to its charm.

Bringing the eaves down to the first story prevents the house from appearing over high, though in reality it is as high as the average two-story-and-attic dwelling, all of the rooms on the second floor having upright walls. The skirting carried around at the side also helps the low appearance by introducing a horizontal line and "spreading out" the house. It is an economical type of construction and more space on the interior is provided than would be imagined from the appearance of the exterior.

A living room extends across the front of the house. The little breakfast porch is glass-enclosed.



First and Second Floor Plans



Front Elevation

House of Mr. C. Warren Force

The House of Mr. C. Warren Force

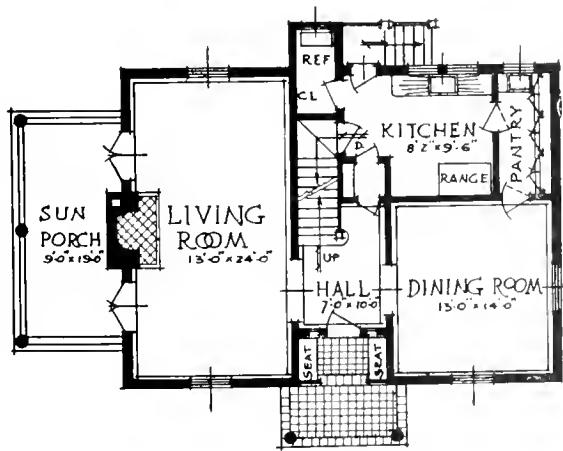
Maplewood, New Jersey

THE home of Mr. C. Warren Force is somewhat on the Dutch colonial type, but as it was desired not to cut off the corner space of the bed rooms with the sloping roof, the frame was built up vertical and the gambrel roof effect secured with the overhang at the eaves.

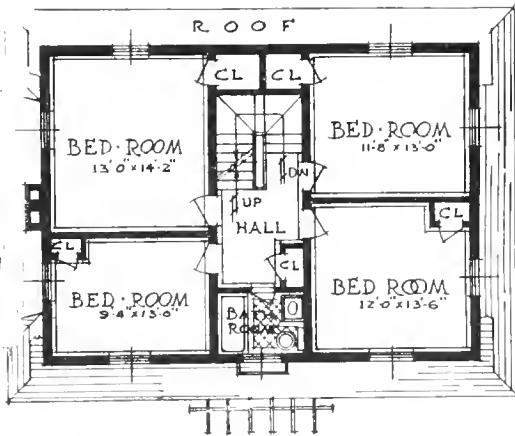
In not running the hall all the way through to the rear of the house, enough additional space was secured to build a pantry between the kitchen and dining room without adding an extension. The double doors effectively shut off the kitchen and allow space between to hang coats as well. Building the stairs forward as in this house, gives large closets to the two rear rooms, and also permits access to the third floor without breaking the roof with a dormer. The enclosed stairway is also less expensive, both in labor and material, than an open stairs with balusters and railing.

The interior walls are rough sand finish plaster, tinted. The living room fire place is of rough textured brick. The interior trim is of edge grain cypress, stained. The second and third floors are finished in white. There is one room and bath on the third floor.

It is interesting to note that this house was awarded a prize in a recent small house competition.



Plan of First Floor



Plan of Second Floor



Front Elevation

A House at Summit, N. J.

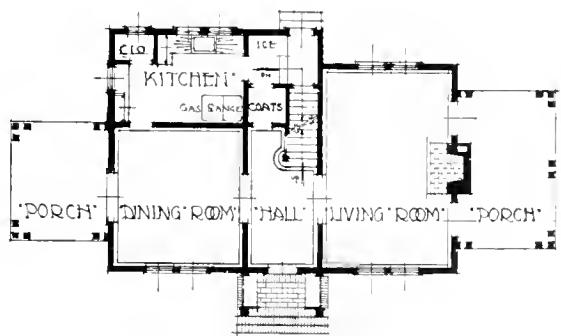
A Country House at Summit, N. J.

AS THE house here illustrated was designed for a corporation engaged in the business of building houses to be sold, it was desirable that a practical plan be worked out that would be suited to the needs of the average small family. The centre hall is always attractive and in this case is arranged with a large living room on one side with the dining room on the side opposite.

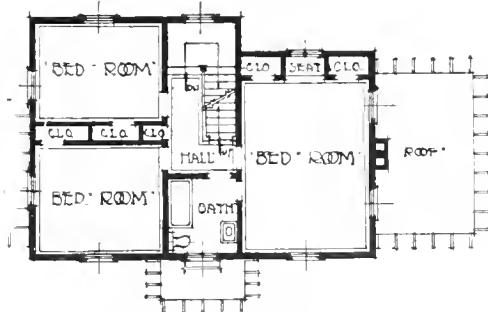
There is a glass enclosed porch adjoining the living room and an open porch off the dining room. On the second floor a large bedroom with two closets, one on either side of a window seat, and having a direct connection with the bath, is located over the living room. This chamber is intended for the owner's use. Two smaller bed rooms for children are on the opposite side of the second floor. The third floor has one room and bath and attic storage space.

The interior is finished in white. Double floors are installed throughout the house. The finished floors are of oak. The bath has a tiled floor and walls and is equipped with fixtures of the best quality and design.

It may be noted that no pantry has been provided in the first floor, but in this case the cupboards usually located in the pantry are installed at the kitchen proper. Refrigerator space is provided at the rear entry. Passage from the kitchen to the hall is had through the coat closet.



Plan of First Floor



Plan of Second Floor



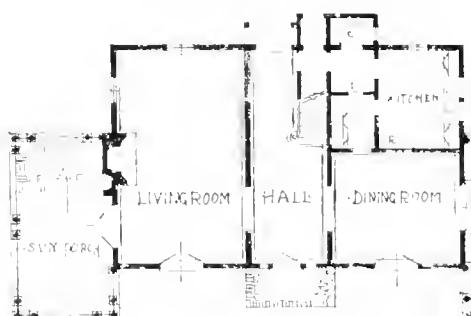
Front View

In Winter Dress

The House of Mr. William Buchan

Glen Ridge, New Jersey

Simple broad horizontal lines are the principle features of the design of the house illustrated above. The grounds are well planted and add to the attractiveness of the setting.



Plan of First Floor



Plan of Second Floor

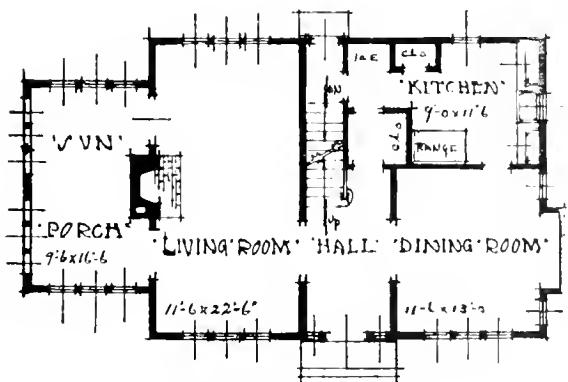


Front Elevation

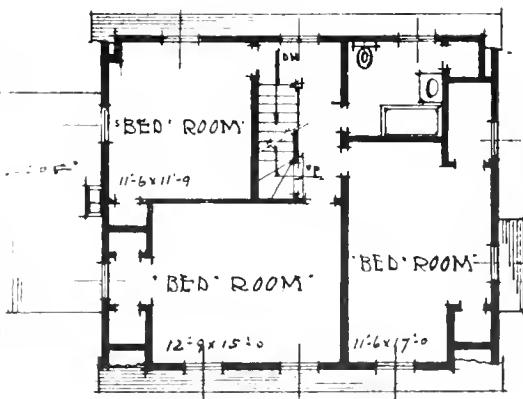
Architect's Preliminary Sketch

House for Mr. Chester Voorhees

Maplewood, New Jersey



Plan of First Floor



Plan of Second Floor



Front Elevation

Note the well worked out planting

The House of Mr. Cornelius Jackson

Maplewood, New Jersey

THE exterior walls of the home of Mr. Cornelius Jackson are finished in cream colored stucco applied with a fine dash over galvanized metal lath. One of the pergola porches extending in front is roofed over and screened. The other is simply an open terrace screened by the trellis and now covered with rambling rose vines.

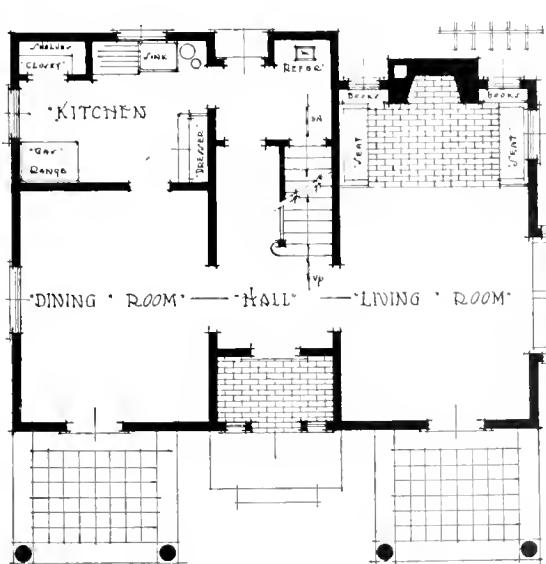
The living room is rather long for its width, and for this reason the fireplace with seats at either side, forming an "Inglenook" was placed at the end of the room and a bay window located on the extension of the axis of the hall and dining room. The hearth is paved with brick which extends to the ends of the seats.

The interior woodwork of the first floor is chestnut stained tobacco brown, and the walls are finished with a tan paper.

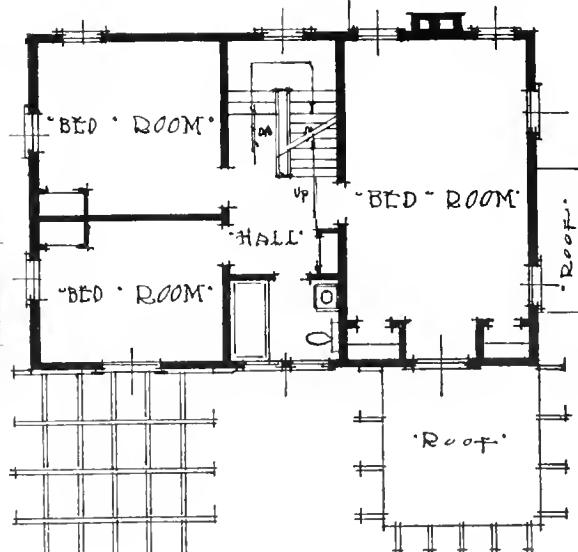
The second floor is decorated in white with mahogany doors. The large bed room over the living room is open on three sides, possessing all of the advantages of a sleeping porch and none of the disadvantages.

In the third floor, now unfinished, there is space for two more rooms which could be finished at a later date should the needs of the family make this desirable.

The planting around the house has been well laid out, and adds much to the charm of the setting.



Plans of First and Second Floors



House of Mr. Cornelius Jackson

The House of Mr. F. A. Fraser

Maplewood, New Jersey

THE home of Mr. F. A. Fraser is an adaptation of the Italian type. The stucco exterior, stone balustrade, iron balconies, arched doorways and loggia, and the general form of the building and roof are characteristic of this style. Green matt glazed tile are set around the entrance. The flower box above is filled with dwarf boxwood and hanging vines, the supports for which are built as a structural part of the house. The stucco is white, floated to a somewhat even but rough textured surface. The roof is of red slate.

The entrance hall is wide, which together with building the stairs as shown on the plans, leaves ample room for a kitchen in the rear. The kitchen connects through a large pantry with the dining room. The living room occupies the whole south side of the house. There is an open pergola porch at the rear and a sun porch at the end. The porch sash drop down into pockets making an open porch which can be converted into a sun room with no more trouble than closing a window.

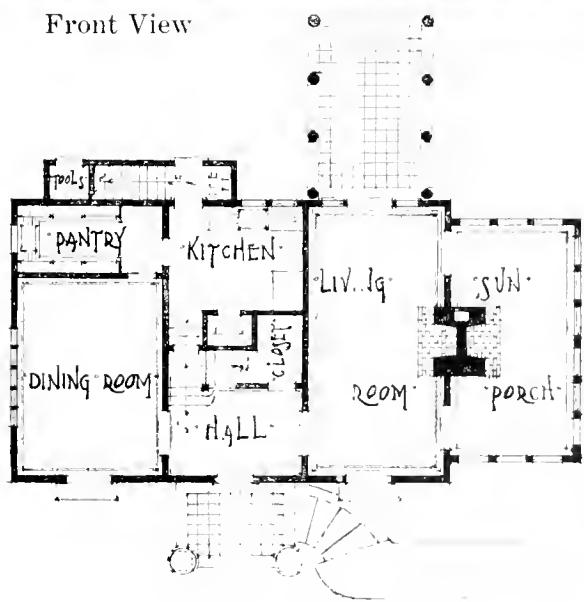
The interior trim is of oak. The dining room is paneled solid in wood and has a beamed ceiling. The living room fireplace is of caen stone, with a wood over-mantel. The sun room fireplace is of red brick. The walls are finished on the interior with tinted rough sand finish plaster.

The second floor has four bed rooms, a loggia, bath and an extra toilet and lavatory. The third floor has one room and bath.

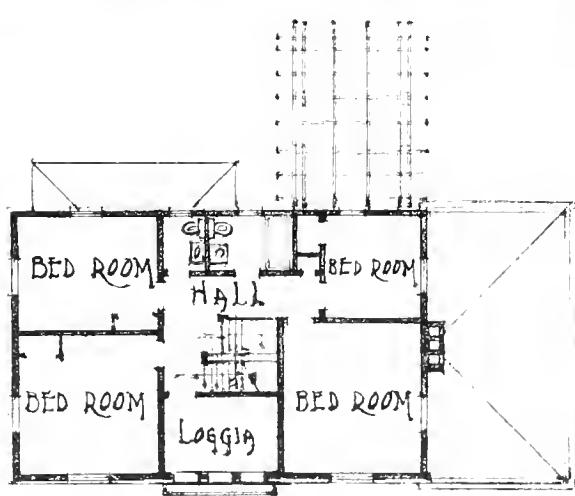


Front View

House of Mr. F. A. Fraser



Plan of First Floor



Plan of Second Floor



Front Elevation

House of Mr. H. J. Jans

The House of Mr. H. J. Jans

Maplewood, New Jersey

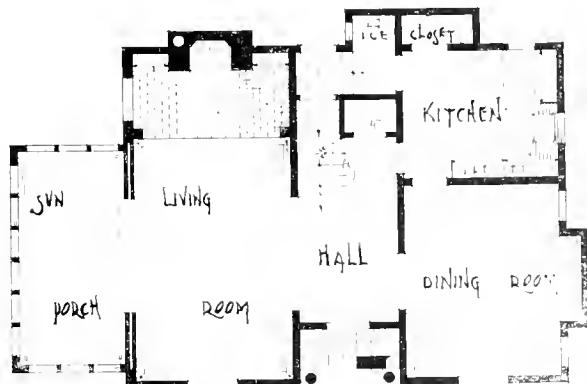
MR. H. J. JANS' house is somewhat similar in form and materials to the Fraser house, but is smaller and has the more usual floor plan. The recessed entrance is effective and affords protection from the weather.

Placing the fireplace at the end of the long narrow living room gives this room better proportions. This effect is also aided by the broad openings between the hall and sun porch. The fireplace is of caen stone with wood paneled over-mantel and bookcases on either side. The broad hearth is of red Roman brick.

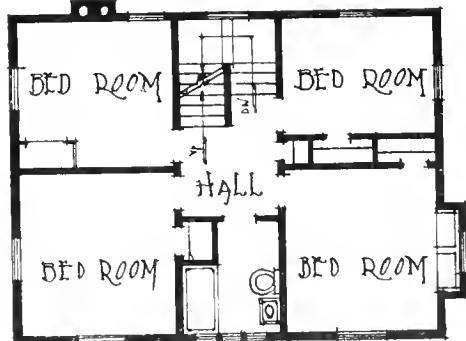
The second floor has four bed rooms and bath, each bed room being in a corner of the house with windows on two sides. The bath is over the hall. The third floor has one room and bath.

The first floor is finished with chestnut trim stained dark brown. The walls are papered in tones of brown. The second floor, kitchen and third floors are all finished in white enamel.

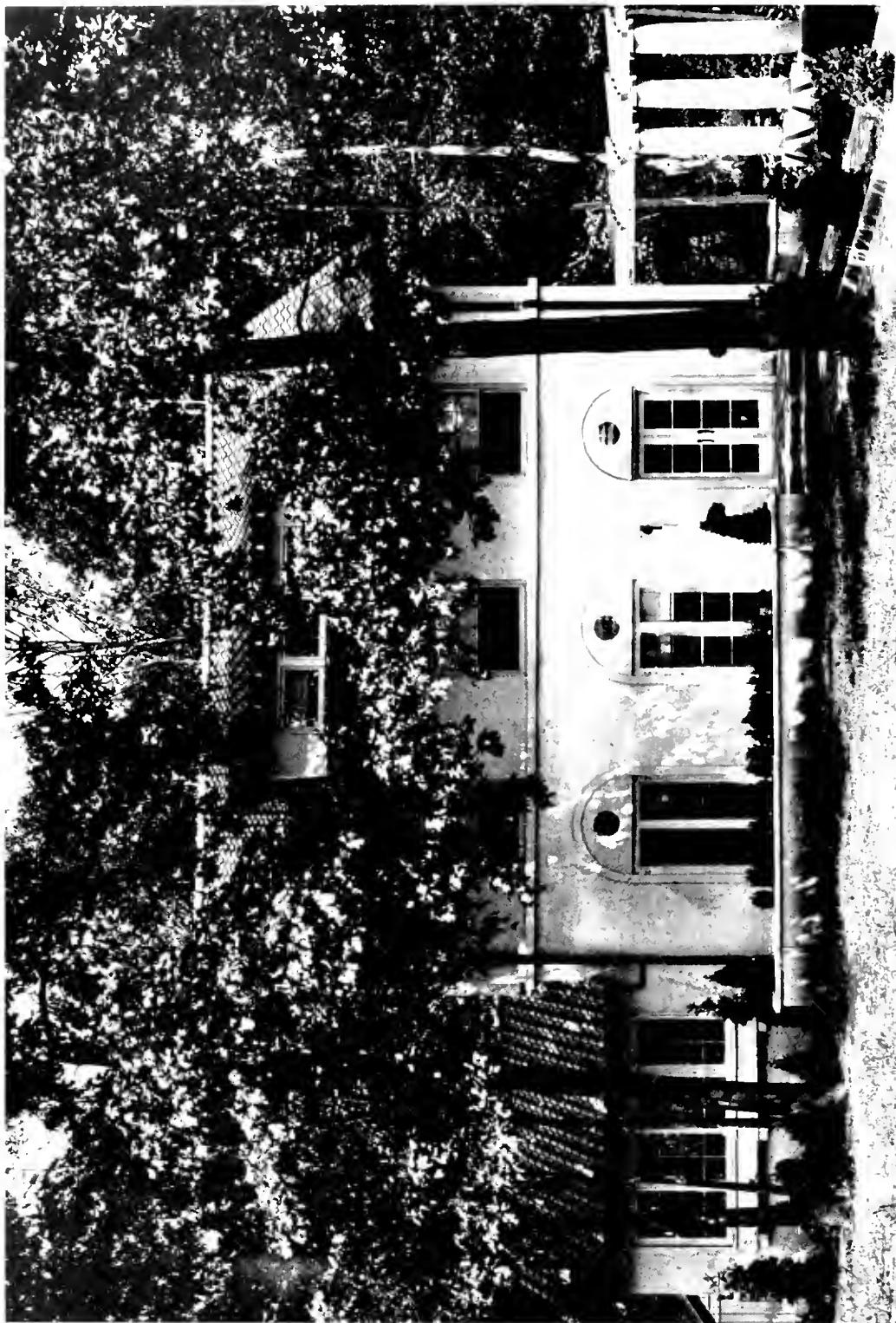
The garage at the rear of the property is heated by steam from the boiler in the cellar of the house.



Plan of First Floor



Plan of Second Floor



Front Elevation

House of Mr. Jonathan Hawkins

The House of Mr. Jonathan Hawkins

Maplewood, New Jersey

THE house of Mr. Jonathan Hawkins is of hollow tile and stucco, the design of which shows the influence of Italian architecture. The sill course is formed by a projecting course of tile, which introduces a horizontal line and reduces the apparent height of the building. The projection around the doors in the first story is formed in a similar manner and accents the doorway by casting a shadow. The inserts over the doors are of brown and white polished marble set in the stucco, which is white and floated to a smooth surface. The roof is of red terra cotta tile.

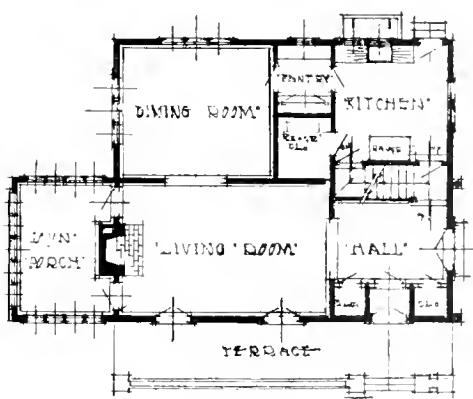
A terrace is located across the front of the house paved with red cement, and upon this the living room opens through French doors. Along the front of the terrace is a concrete wall. This is formed like a large flower box, hollow and with drainage. In this, dwarf boxwood have been planted, with pyramidal box at the piers.

The pergola at the right serves as a *porte cochere* and also helps to balance the sun porch at the opposite end.

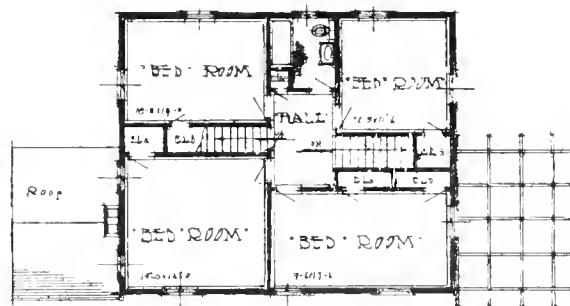
The plan of hall and living room across the front with dining room in the rear, gives more privacy to the dining room than the centre hall plan. A good sized pantry connects through to the kitchen. The stairs can also be reached from the kitchen side.

The second floor provides four bed rooms, one in each corner of the house, a sleeping porch built out over the laundry and a bath. The third floor has two rooms and bath.

Large trees around the house cast shadows on the white stucco walls, which with the play of sunlight, add charm to the setting.



Plan of First Floor



Plan of Second Floor



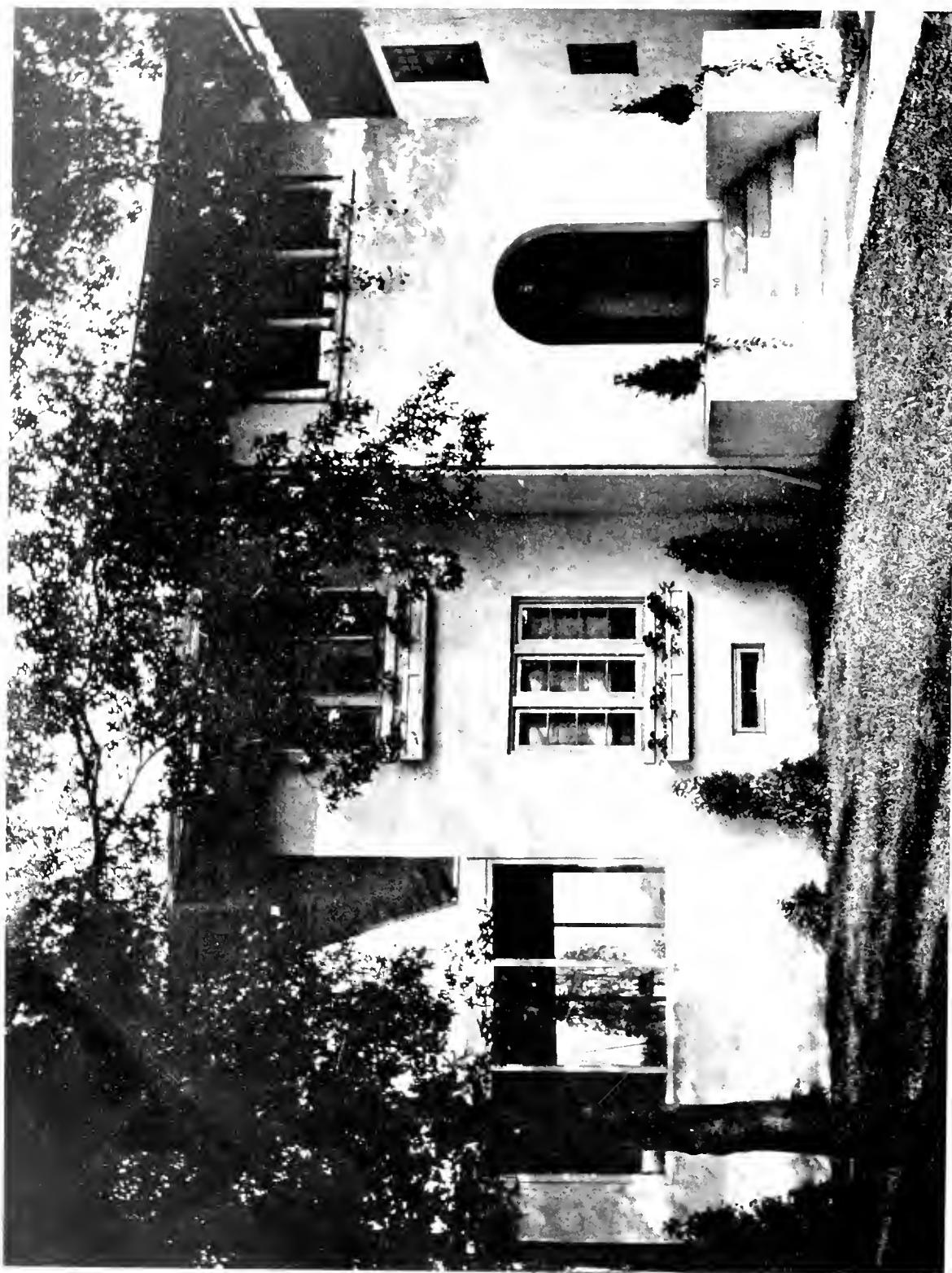
Entrance and Pergola Detail

House of Mr. Jonathan Hawkins

The House of Mr. August J. Wilhelm Maplewood, New Jersey



Entrance Detail



Front Elevation

House of Mr. A. J. Wilhelm

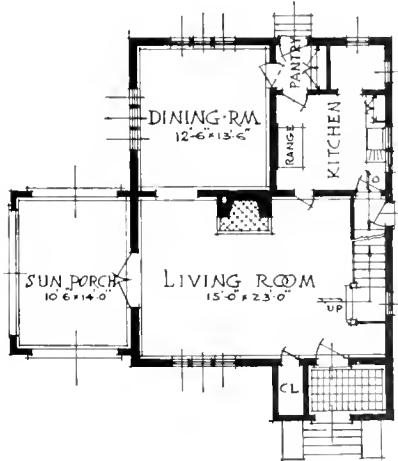
The House of Mr. A. J. Wilhelm

Maplewood, New Jersey

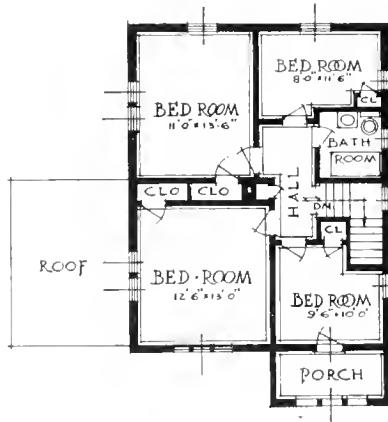
THE Wilhelm house is built with walls of stucco over hollow tile, the stucco being floated to a smooth surface. The roof is of red asbestos shingles. The arched entrance with loggia above is distinctly Italian in character. The wide overhanging eaves provide protection from the sun and rain.

The living room has a large stone fireplace and beamed ceiling with electric light fixtures of hammered iron dropping from the intersection of the beams. The dining room walls are paneled with wood about half way up and sand finished plaster is used above the paneling.

The second floor has four bed rooms, bath and porch, two of these rooms being quite large, the other two being smaller, but of ample size to accommodate a single bed and the other usual pieces of bedroom furniture.



Plan of First Floor



Plan of Second Floor

The House of Mr. Wm. A. Roberts

Maplewood, New Jersey

THE house of Mr. Wm. A. Roberts is about as small as a house of this type can be built. However, it is an exceedingly livable house, most of the rooms having an exposure on three sides. There is a small entrance hall with stairs reached from both kitchen and hall. The dining room has an exposure on three sides and opens out on a small porch. The living room has a large open fireplace and beamed ceiling. The sun porch also has an open fireplace of stone.

The exterior walls are finished in white stucco applied with a fine dash. The flower boxes are of stucco also and are filled with geraniums and trailing vines. The shutters are painted olive green and the roof is stained a dull red. The doorway is outlined with green matt glazed faience tile. The wide overhanging eaves protect the second story windows from the rain and sun.

The second floor is provided with one large master bedroom connecting with the bath. In addition this room has two closets. There are two other fair sized bed chambers in the second floor, one of which is built over the open porch and is open on three sides.

The entire first floor is finished in hardwood stained a dark brown. The walls are sand finished plaster.

The second floor is finished in white, the walls being decorated with bed room papers of delicate design.

The house is on a corner plot sixty by one hundred and thirty feet, and faces the side street, making the length parallel with the length of the lot.

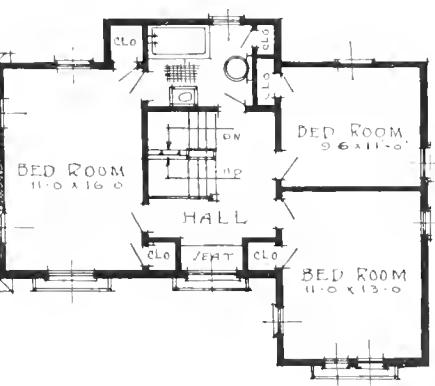
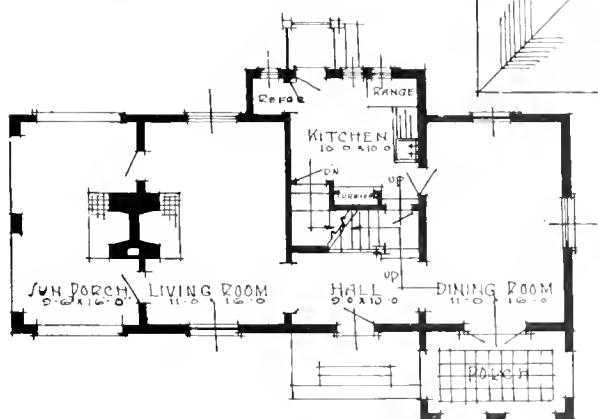


Front Elevation

House of Mr. Wm. A. Roberts

Below

Plan of First Floor



Above

Plan of Second Floor



View from Road Side

Note the steep grade of the street

The House of Mr. John L. Hughes West Orange, New Jersey

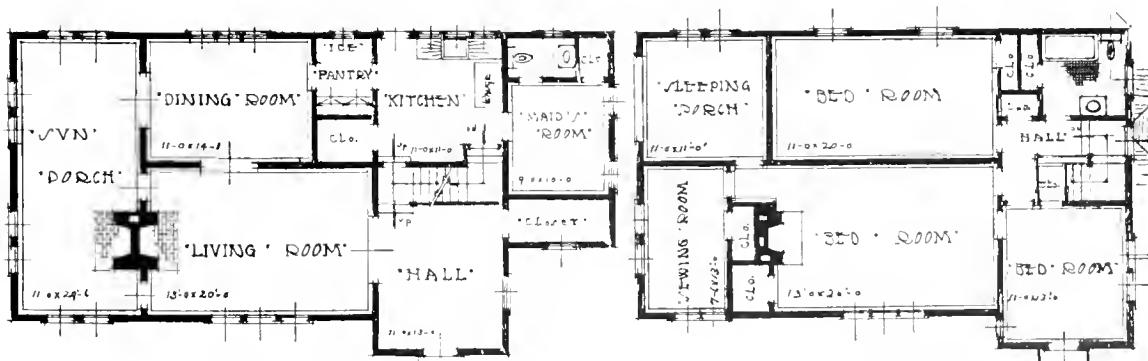
THE problem that presented itself in designing the house now owned by Mr. John L. Hughes in West Orange, was locating the building on a corner plot of one hundred by one hundred and twenty-five feet in size, which had a fall or slope of sixteen feet in its width. The house was placed within four feet of the upper line, endway to the street by regrading the lot with a small amount of earth in addition to that taken from the cellar excavation.

By this arrangement the house was placed on a plateau which brought the rooms well up on the level with the branches of the large trees in front, thus shutting out from the rooms an undesirable view. On the upper portion of the lot at the rear, there was room for the clothes yard and a small garden. This left more than half of the plot open for a lawn in front of the house.

The entrance hall is large and almost square. The stairs are reached from either the kitchen or front hall. The hall, living room and sun porch are trimmed in chestnut stained tobacco brown. The dining room walls are paneled solid about six feet high. The living room is finished in birch stained mahogany and the walls covered with a gray green grass cloth. The kitchen is finished in white enamel with the tile floors and walls. The maid's room adjoins the kitchen and has a toilet and lavatory in connection therewith. The large coat closet in the hall is an added convenience.

The second floor has three bed rooms, a tiled bath, sleeping porch and sewing room. The bed room over the hall is particularly attractive, being open on three sides and the iron balcony over the door is almost in the boughs of the large maple trees in front of the house.

The exterior walls are surfaced with white stucco over metal lath, while the roof is of shingles, stained a dull red.



Plans of First and Second Floors

House of Mr. John L. Hughes

The House of Mr. John Rogers

Maplewood, New Jersey



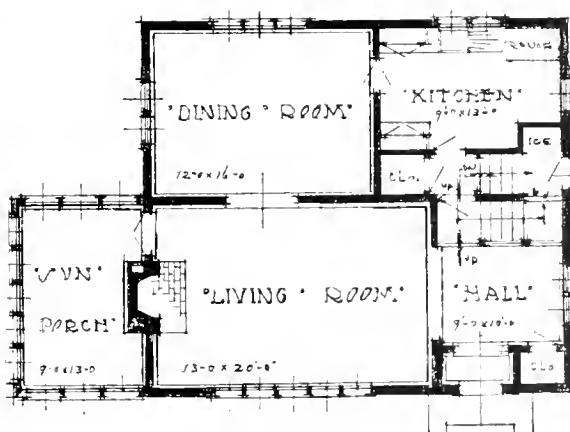
Road Side View through the Trees

A Secluded Site

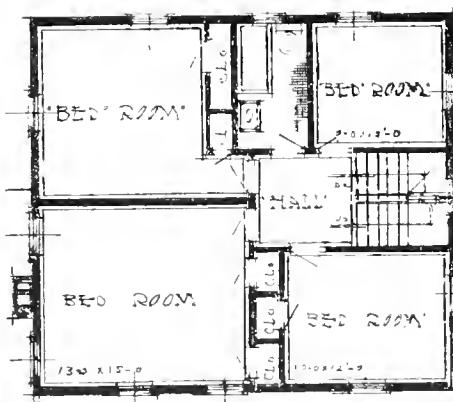


The Living Room

House of Mr. John Rogers



Plan of First Floor



Plan of Second Floor



The Sun Porch

House of Mr. John Rogers

THE home of Mr. John Rogers has walls built of hollow tile, stuccoed. The stucco, which is cream in tone, was applied with a fine dash, giving a little shadowing effect which is pleasing. The shingles which cover the roof are stained a light brown, and are laid irregularly, being rounded at the eaves to give the effect of a thatched roof. The eaves hang low over the windows as they do in English thatched roof cottages.

The rooms of the first story are finished in chestnut stained brown. The living room fireplace is of green matt glazed tile with wood overmantel. The porch fireplace is of stucco over brick, with tile insert.

The porch has a tile floor over concrete and hollow tile, the under part of which is used as a dust proof coal bin. The coal bin floor slopes toward the main cellar so that the coal is always at the opening of the bin.

The second floor has four bed rooms and bath finished in white. The third floor has one room and bath.

The House of Mr. Irwin F. Bowen

Maplewood, New Jersey

THE house of Mr. Irwin F. Bowen is of the English cottage type in stucco, brick and half timber. The timber work is of hand hewn chestnut, morticed and tenoned together and pinned with oak pins. Over the garage entrance the timbered work is filled with brick laid in herring bone pattern. The entrance to the house is of old brick in various



Entrance
Detail

tones of red. The shutters are olive green in color, made of "V" jointed material with batten back. The stucco is troweled roughly, giving a texture surface while the corners were made without the use of a straight edge.

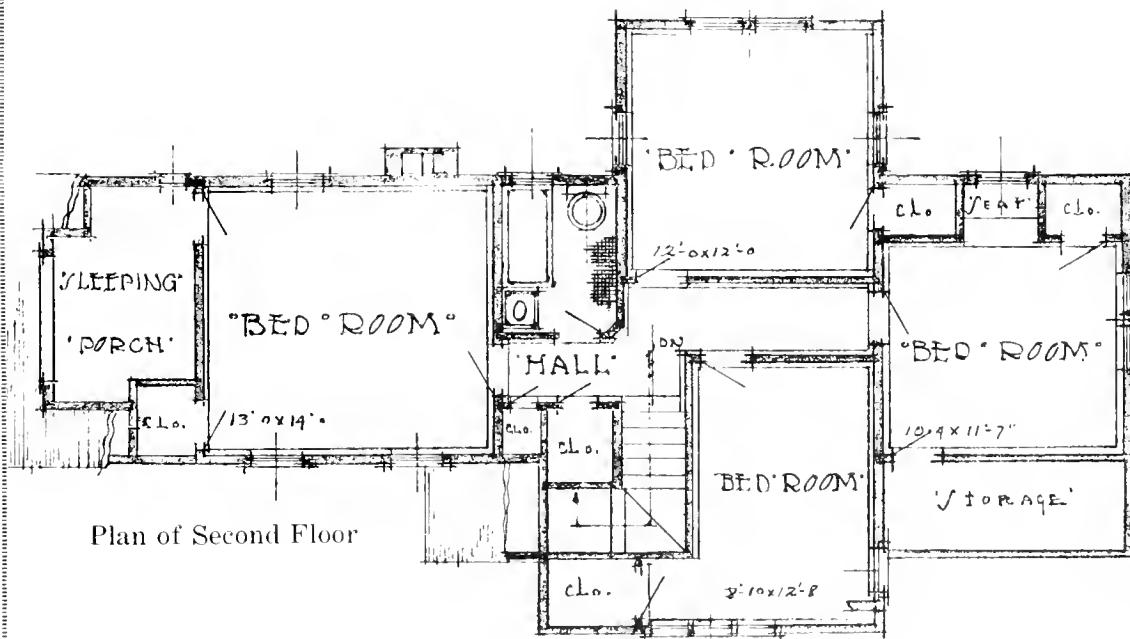
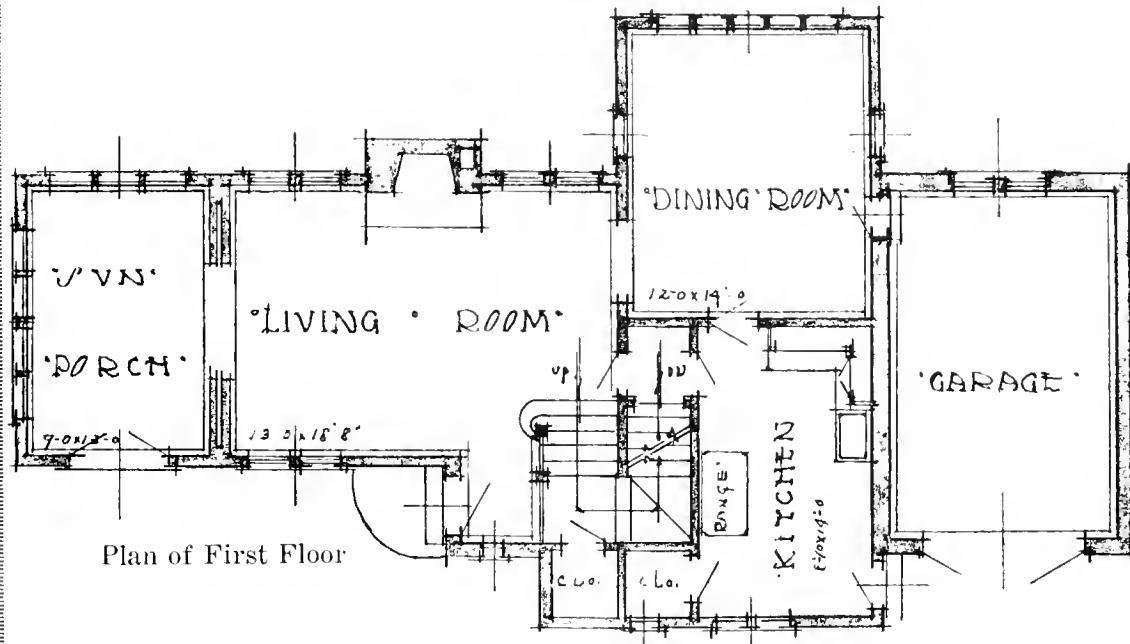
The interior is of sand finished plaster throughout the first floor. The plaster is stained a warm mottled tone of tan. The woodwork is stained dark. The doors are of the batten type with iron thumb latches.



Front Elevation

House of Mr. I. F. Bowen

Plans of House of Mr. I. F. Bowen





Living Room

House of Mr. I. F. Bowen

The plan of this house is irregular but interesting. The entrance door opens into a small vestibule-like alcove off the living room which does away with the objection of entering directly into the living room, and at the same time does not require as much space as the usual entrance hall.

The stairs start in the living room, adjacent to the entrance vestibule. The living room is commodious and opens on the sun porch. This sun porch has an exposure on three sides, west, south and east, which affords excellent natural ventilation in the summer, while it is warm and sunny in the winter. The garage, built as a wing of the house, is located on the opposite end.

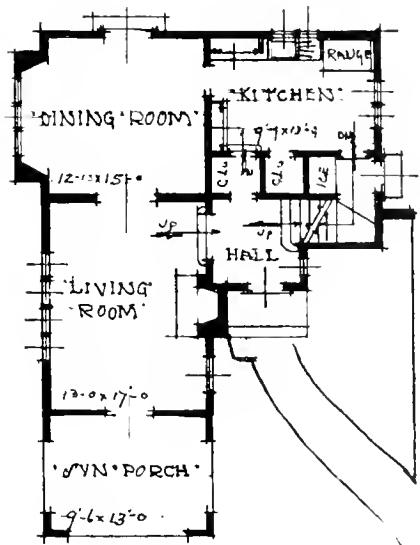


Preliminary Sketch

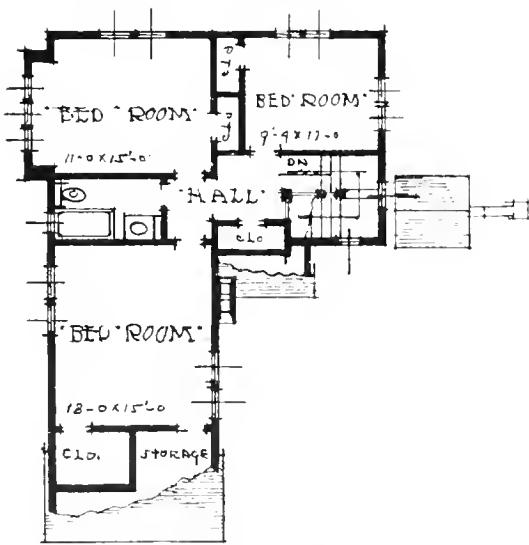
An English Cottage Type

House for Mrs. McKeon

Glen Ridge, New Jersey



Plan of First Floor



Plan of Second Floor



Street Elevation

House of Mr. Edward S. Davey

The House of Mr. Edward S. Davey

Roosevelt Park, Maplewood, New Jersey

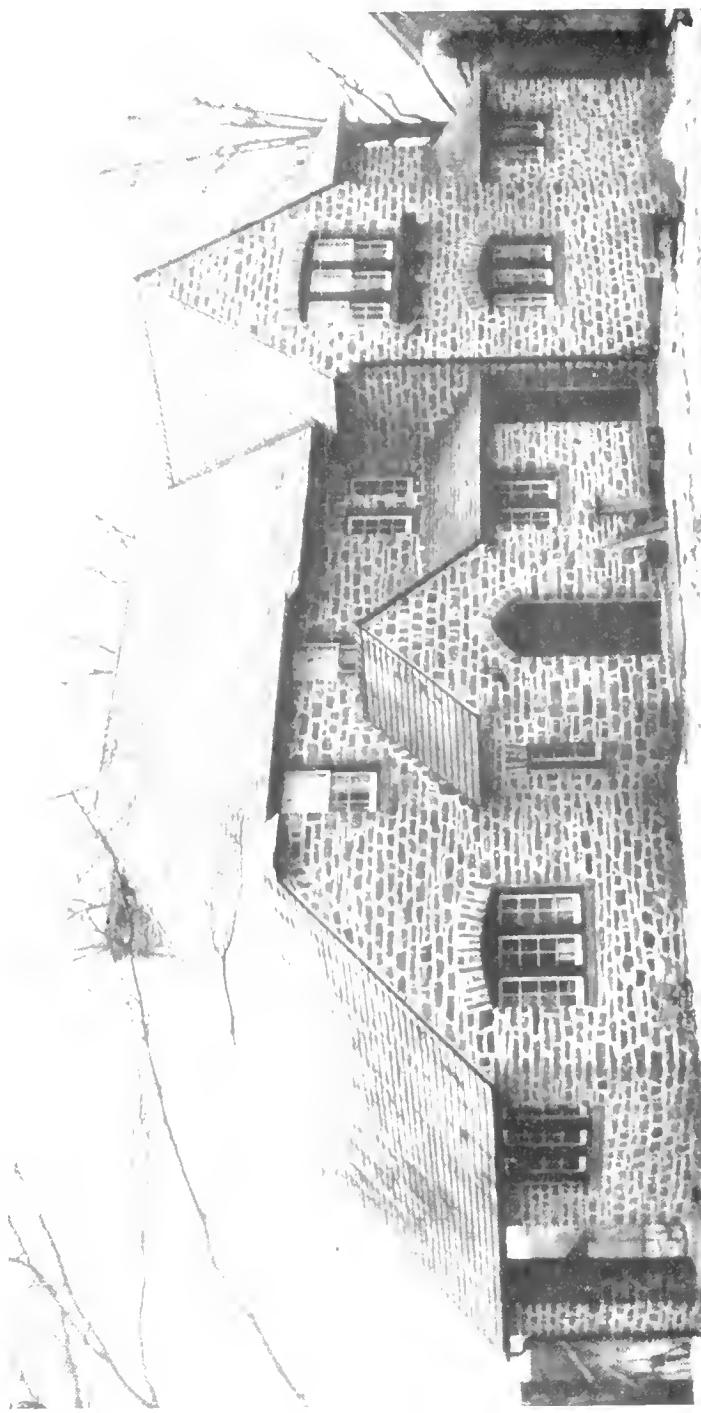
THE home of Mr. Edward S. Davey has walls built from old curb stones of different lengths, which proved an ideal material. The stone being flat on two sides could be laid up easily. By splitting some of the stones into thinner slabs adequate variation was obtained. The stones were laid in cement



Entrance Hall

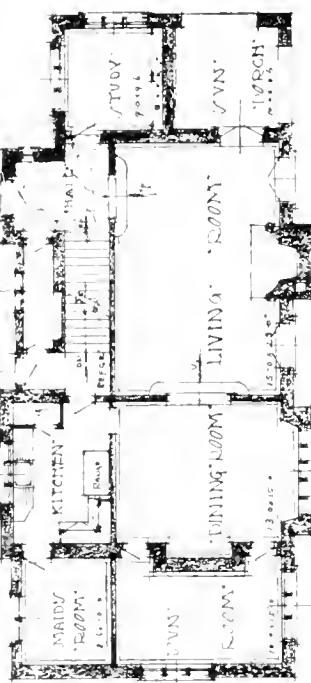
mortar with a wide white joint. A heavy hand dressed oak beam serves as a permanent centering for the flat arch over the porch.

The entrance is really at the rear of the house from the driveway. This places the kitchen, hall and study in the least desirable exposure and leaves to the living room, dining room, sun porch and open porch the most desirable exposure.

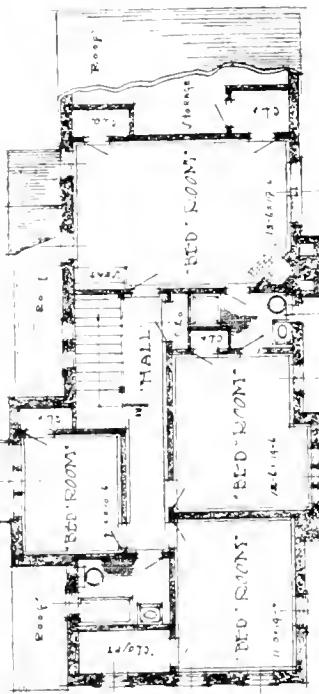


Rear view of house—in reality the front

House of Mr. Edward S. Davey



Plan of First Floor



Plan of Second Floor



The Living Room

House of Mr. Edward S. Davey

The doors on either side of the fireplace, one of which is visible in the above photograph, open out onto a broad stone terrace.

The house has been very recently completed and shows the need of planting to soften the appearance. A barberry hedge has already been planted and soon ivy will partly cover the stone walls.

The living room is a combination living room and library with built-in book cases occupying a large portion of the walls. The wood work is oak and the walls rough sand-finished plaster. The dining room is paneled with oak. The oak doors are of early English design and have thumb latches of iron.

The entrance hall has a stone floor and rough plaster walls.

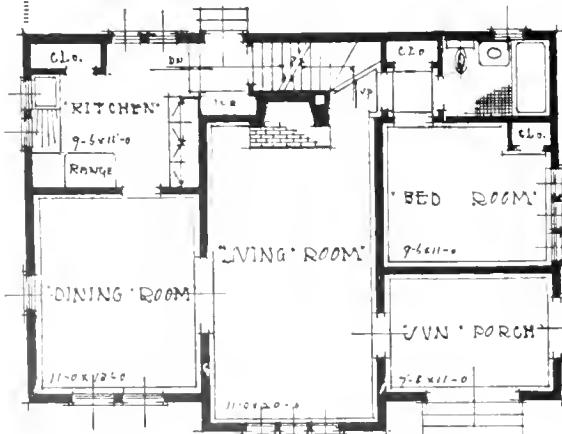
The second floor has four bedrooms and two baths. Natural sand-finished walls have been used in the bedrooms also, color being obtained in the furnishings and bright chintz and cretonne curtains.



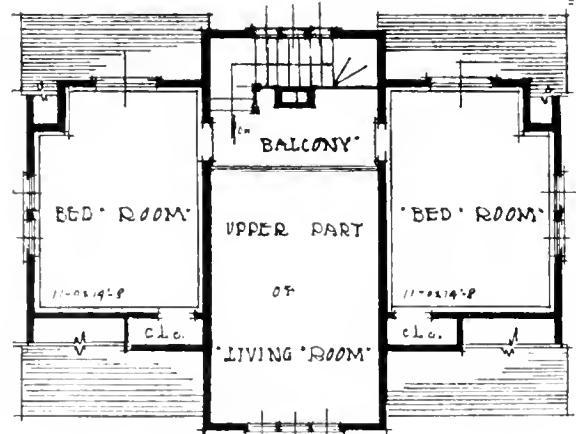
The Studio Bungalow of Mr. C. W. Bayles

Maplewood, New Jersey

THE exterior is gray stucco, with brown-stained trim. The living room is two stories high with a balcony over the fire-place connecting the gable bedrooms. The photograph emphasizes the need of planting, now underway.



Plan of First Floor



Plan of Second Floor

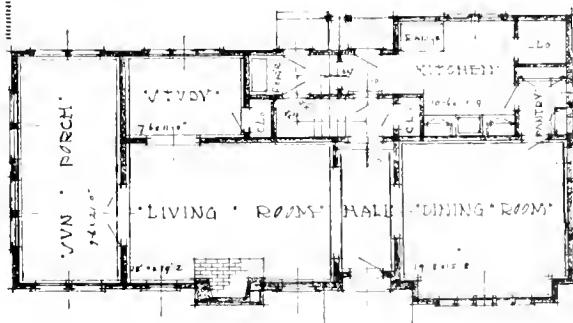


View of Street Front

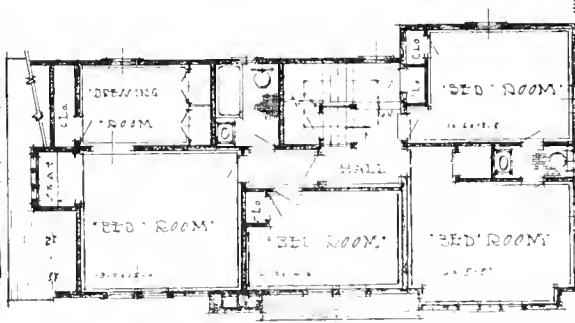
Well placed shrubbery will enhance the appearance

The House of Mr. John C. Ray

Maplewood, New Jersey



Plan of First Floor



Plan of Second Floor



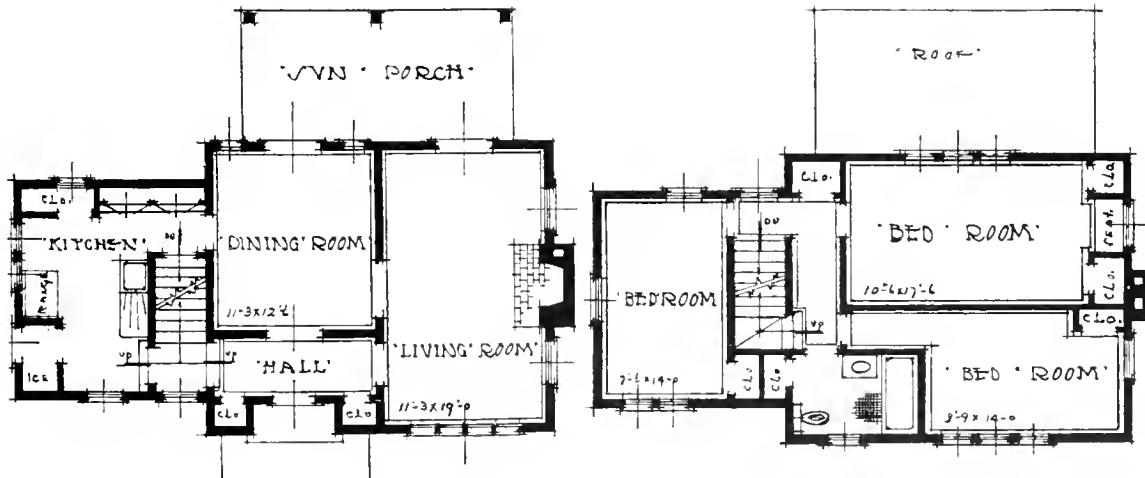
The House of Mr. Willard S. Crittenden Maplewood, New Jersey

THE house of Mr. Willard S. Crittenden is of a cream or buff stucco with the half-timbered work of the English Cottage. The overhang of the second story casts a shadow which accents the start of the half-timbered work, and also gives a little more space on the second floor, helping the two main bedrooms which are rather narrow.

The kitchen was placed at the end of the house so that the living room, dining room and porch might take advantage of the best exposure and view. The kitchen entrance is concealed by wall and gate.

Upon entering the house there is a small hall with living room on the right running the full depth of the house. The dining room directly in back of the hall has French doors to both hall and porch on the same axis, which, while it destroys privacy to a certain degree, makes a very small house appear larger and more spacious than it really is. The living room also opens on the porch which is glass enclosed in winter. The stairs are so arranged that they can be reached either from the kitchen or the front hall, a very desirable feature in a small house, doing away with the necessity of a back stairs which are an added expense and also take up additional space.

The interior woodwork on the first floor is oak stained brown. The living room fire-place is of stone, and has built-in book cases and seats on either side of it. The ceiling is heavily beamed. The second floor woodwork is red gum, finished with orange shellac, rubbed and waxed, giving the effect of circassian walnut. The doors are of the same material, and have one large panel. The floors are oak throughout. The heating system is hot water, and the leaders, gutters and screens are of copper.



Plans of First and Second Floors

House of Mr. Willard S. Crittenden



View from the Roadside

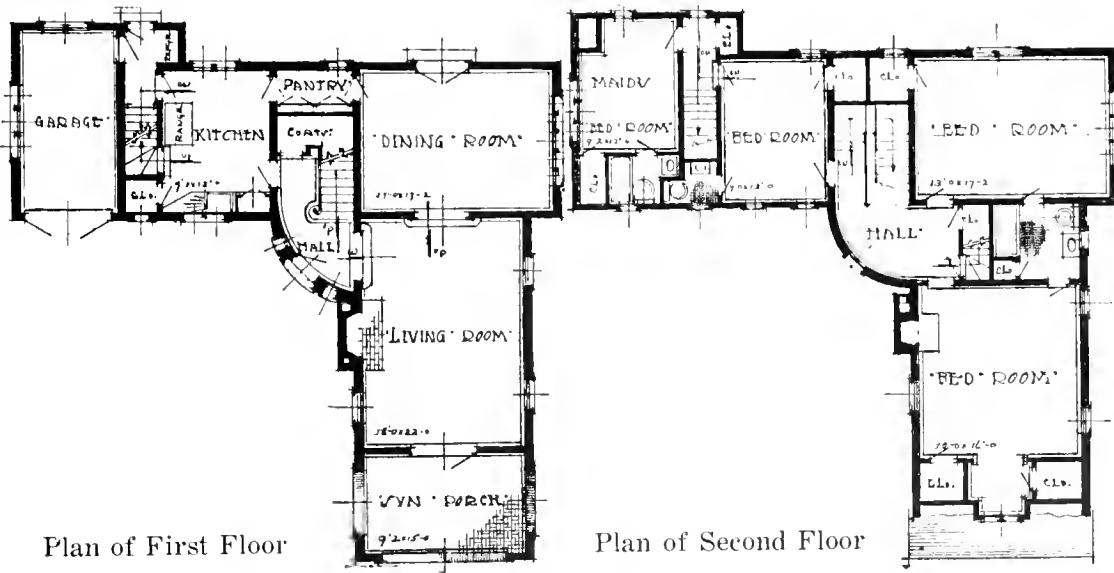
House of Mrs. Kenneth W. Dalzell

The House of Mrs. Kenneth W. Dalzell

Maplewood, New Jersey

THE home of Mrs. Kenneth Dalzell is built with walls of rough troweled stucco over hollow tile. The chimney is of stone roughly plastered, a stone being allowed to show through here and there. The design of the house, which was inspired by the English cottage, will not attain its full degree of charm until the planting is more mature and ivy, now planted, covers the masonry walls.

The wide angle lens of the camera with which the interior photographs were taken has somewhat exaggerated the length of the living room, the length of this room being not much greater than its width.





Main Entrance Detail

House of
Mrs. Kenneth W. Dalzell
—Continued

The entrance door is of "V" jointed oak boards hung on wrought-iron strap hinges, with wrought-iron latch and knocker.

The glass panel in the upper part of the door is protected by iron work made in a scroll design.

The hall is finished with rough plastered walls and a floor of dull red brickettes laid in herring-bone pattern. The stairway is of wrought iron. The doors and trim are of oak in Gothic design. The hardware is wrought iron, the latches, knockers and hinges being reproduced by a local forge from old examples.



The Hall



Wing Housing Main Rooms



House of Mrs. Kenneth W. Dalzell

This house is built on a plot one hundred and ten feet front and one hundred and fifty feet deep, and faces northwest. A shrubbery screen from the kitchen entrance to the rear, shuts off the clothes yard and garden from the rear lawn and garden-opening from the living room.

A house of this type, while extravagant in outside wall, makes a most livable home.



The Living Room

House of Mrs. Kenneth W. Dalzell

The living room has sand-finished walls, a beamed ceiling formed by the actual structural timbers carrying the second floor, and floors of wide oak boards but of varying widths. The fireplace is of cast stone and is a reproduction of one in "Tattershall," Oliver Cromwell's home in England. The lamps, bench and table were designed by the architect.

The dining room is paneled in oak with sand-finished walls above. The floor and ceiling are the same as in the living room. On one side is a double bank of leaded-glass



The Dining Room

House of Mrs. Kenneth W. Dalzell

casement windows, with iron latches. The furniture is of oak of the Jacobean period, harmonizing with the architecture.

The dining room connects to the kitchen through a pantry. The kitchen has front and rear exposure and is finished in gray enamel with red composition floor. It connects through the rear entry with the garage which is heated from the main heating plant, and is also provided with electric light, and hot and cold water.

A rear stairs from the kitchen reaches a small rear hall between the maid's room and bath over the garage.

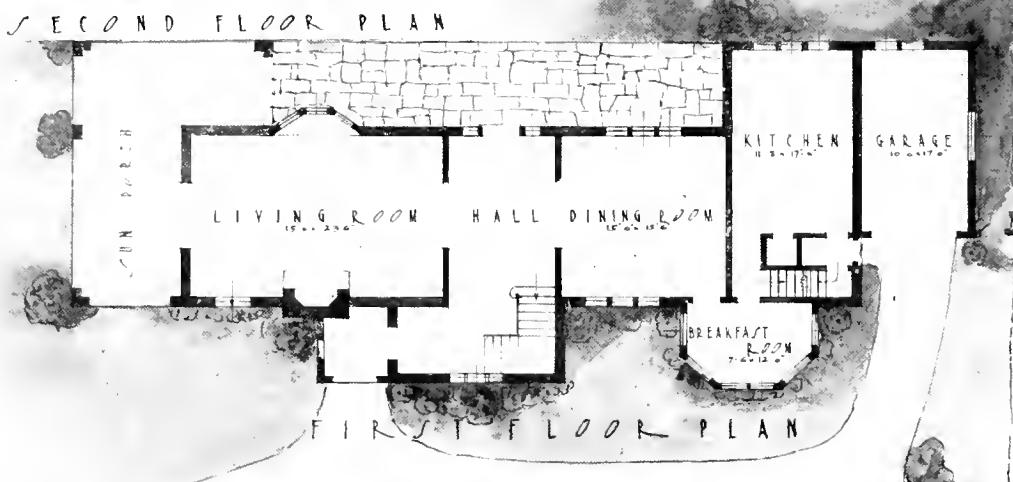
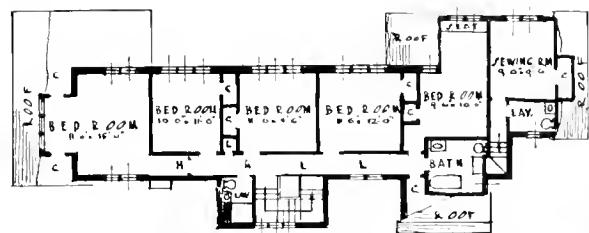


Master's Bedroom

House of Mrs. Kenneth W. Dalzell

The largest bedroom is illustrated above. It is open on three sides, has an open fireplace and two large closets. The alcove provides space for a desk. The walls are finished in smooth plaster painted a light fawn. The woodwork is ivory and the over-curtains a colorful design in black, green, lavender, red and yellow on an oyster-white ground. The rug is dark fawn and the furniture is walnut. The electric lighting fixtures are of wrought iron. This room connects through a bath to the child's room, which has walls painted in the same color, and floor covered with rug of gray; the curtains are blue and the furniture mahogany. The top of the seat at the end of this room lifts up, making a toy box.

At the opposite side of the hall is the guest room. This room is done in yellow painted walls, ivory furniture, yellow and black cretonne hangings and gray-green rug on the floor. There is a toilet and lavatory in connection with the guest room.



KENNETH W. DALIELL, A.I.A.

Preliminary Study

Residence for Mr. L. E. Blackwell, Maplewood, N. J.



Entrance Front

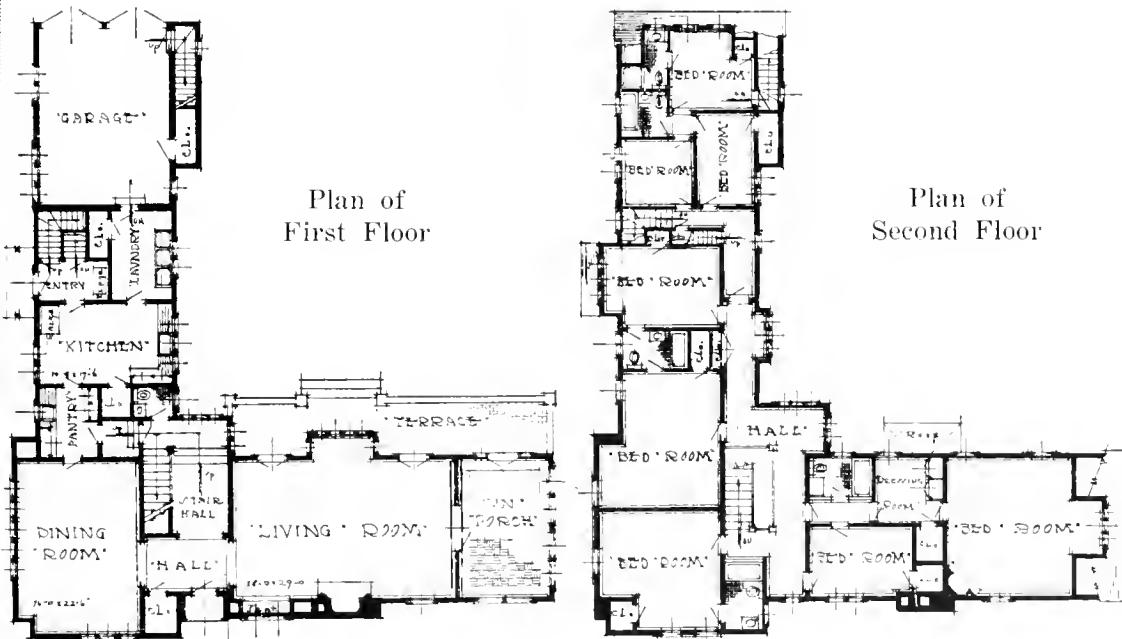
House of Mr. David C. Waring

The House of Mr. David C. Waring

Summit, New Jersey

THE house of Mr. David C. Waring is a house of the Tudor English type. The materials of the exterior walls are a combination of stone, brick, rough-troweled cement plaster and half timber.

The inspiration for the front elevation was furnished by a picture used by a cement manufacturing concern to advertise its brand of cement for stucco, which strongly appealed to the client's fancy. The architect has since found that the picture used was of a house actually designed and built by Mr. Frank Forster, architect, of New York, to whom he wishes to give full credit for the merit of that portion of the design.





Rear View

House of Mr. David C. Waring



Entrance Hall

House of Mr. David C. Waring

The timber work is stained the color of weathered oak, almost black. The shutters are dull green and the stucco a warm gray. The brick walls at the entrance are in mottled tones of red. The floor of the entrance hall is of large heather brown tile. The walls are of caen stone. The large dining room on the right has sand-finished walls in their natural color. The floors are of oak in herring-bone pattern. The fireplace is of Tudor design. The furnishings, though of a mixture of Italian, English and French styles are of the same period and in harmony with the character of the house.



The Living Room

House of David C. Waring

The walls of the living room are of sand-finished plaster, the floor of oak laid herring-bone pattern and finished in a rather dark tone. The mantel is of Tudor design in antique limestone. The furnishings are English and Italian of the period of the seventeenth century, some of which are genuine antiques. The electric fixtures are of wrought iron in polychrome with parchment shields.



The Dining Room

House of Mr. David C. Waring

The dining room is paneled in wood, painted a Georgian green, with sand-finished walls above the paneling. The over curtains are of glazed chintz, the back ground of which is yellow, the design being in red, green and black. The furniture is of oak, Jacobean in design.

Located in the wing is the kitchen, pantry, laundry and two car garage with servants' rooms above.



Master Bedroom

House of Mr. David C. Waring

The walls of the bedroom, illustrated above, are painted a deep buff with reddish tone. The ceiling is the lighter tone of café au lait. The rug is plain fawn color, the furniture mahogany and the hangings cretonne. There is a fireplace in the corner not shown in the picture.

The second floor has five master bedrooms and three baths, two maids' rooms and bath and a chauffeur's room and bath.



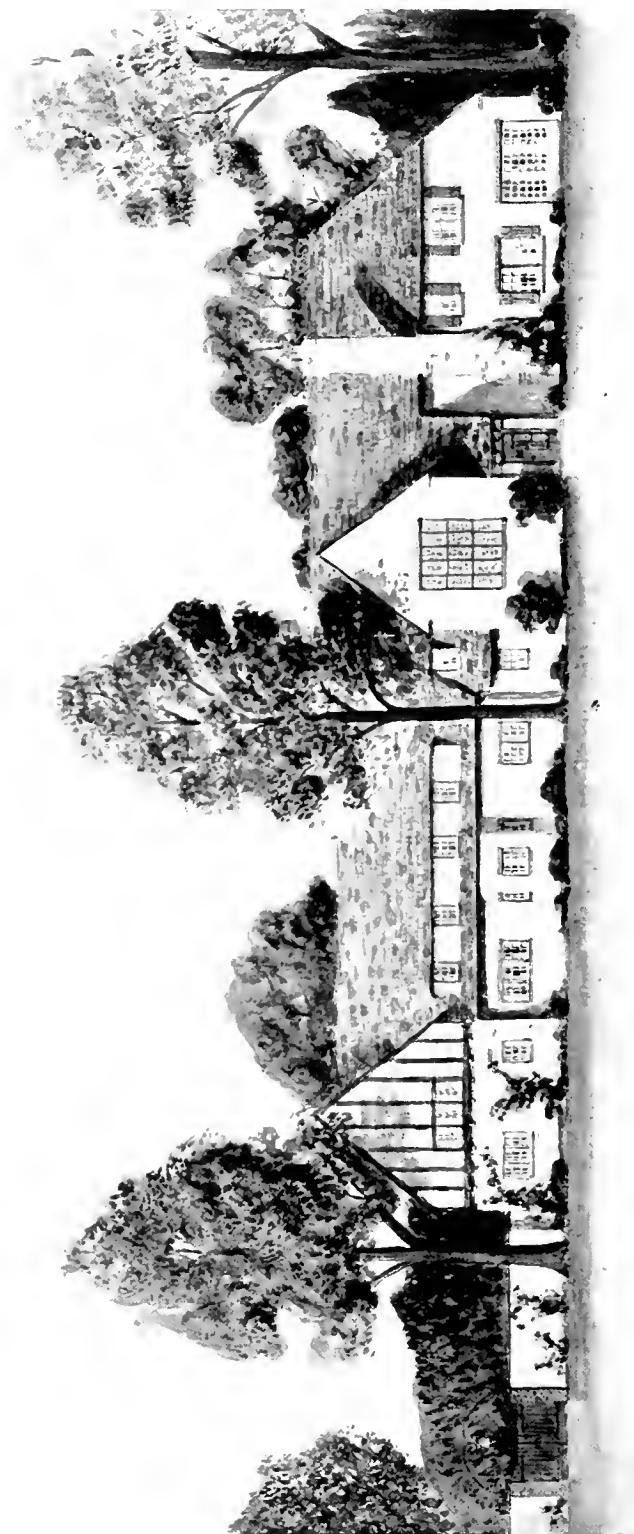
Guest Bedroom

House of Mr. David C. Waring

The guest room illustrated above has paneled walls painted a deep cream. The carpet is plain gray. The furniture is painted a gray green very soft in tone. The electric fixtures are finished in ivory enamel with decorated parchment shields. The window shades have a flower design in water color by Mrs. Waring.

The other rooms have painted and paneled walls and are quite as interesting as the one illustrated.

Country House for Mr. Geo. Ed. Smith, Heathcote, N. Y.



Preliminary Study. Reproduced from the architect's sketch in color

Studies in Small House Designs

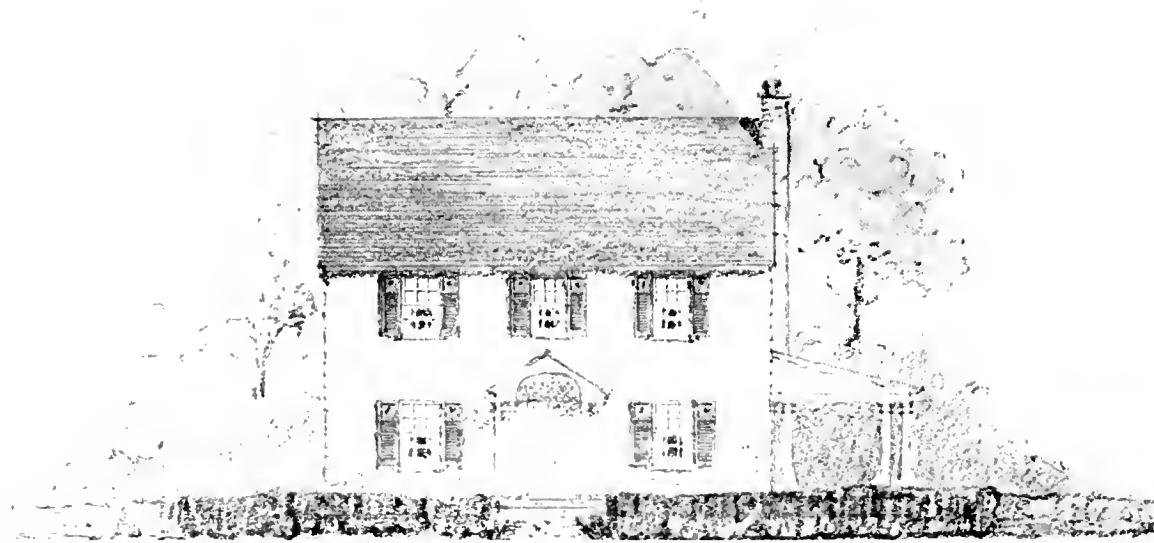
ON several of the following pages, as well as on pages 26 and 54, are illustrated a few sketches showing front elevations and plans of houses, these being reproduced from preliminary studies made for the Budal Realty Company of Maplewood, New Jersey. The designs were worked out as shown in order to meet the present high cost of building. Everything has been done with the idea of economy uppermost.

The requirements were: A house of six or seven rooms with one or two baths, the fourth bedroom and bath to be provided, if necessary, by finishing the third story; the houses to be of good architectural style, but simple and of a design permitting the greatest economy in construction without sacrificing quality.

It will be noted that the houses are rectangular in shape and there are no extensions or bays. In each case the roof is as simple as possible, all dormers, hips and valleys being omitted. The enclosed staircase shown is less expensive than an open stairway. The rooms are thirteen feet wide so that fourteen-foot joists can be used without waste or cutting. The ceilings are eight feet high, so that eight-foot and nine-foot studding, the cheapest lengths, can be used. The interior finish can be anything desired, but the simplest of trim has been planned—square edge with cove wall mouldings. The walls are to be sand-finish plaster tinted, a method of interior decoration that has proven quite satisfactory. If desired, the usual hard finish white plaster can be used and painted or covered with wall paper, if desired, at slight additional cost. The finished floors will be of oak, except the bath which will be tiled. As previously noted, a room and bath can be finished on the third floor should the requirements of the family make this necessary.

The exterior walls will be finished with wide clapboards or large shingles laid nine inches to the weather, except where stucco better carries out the design.

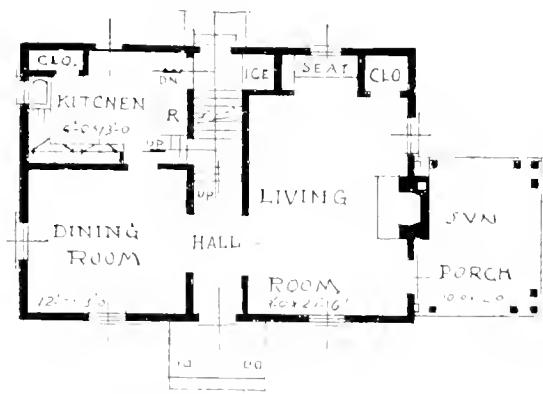
In each case the illustrations are *enlargements* of the actual sketches, which were made to a very small scale, in color, which accounts for their somewhat rough or unfinished appearance.



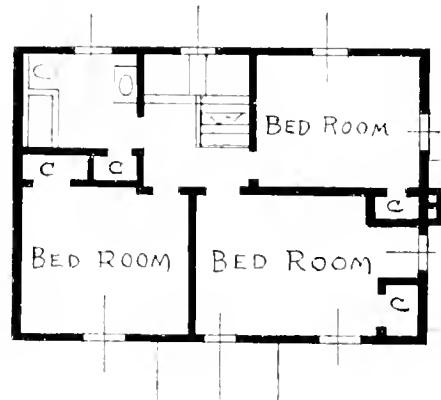
Front Elevation

Reproduced from architect's sketch in color

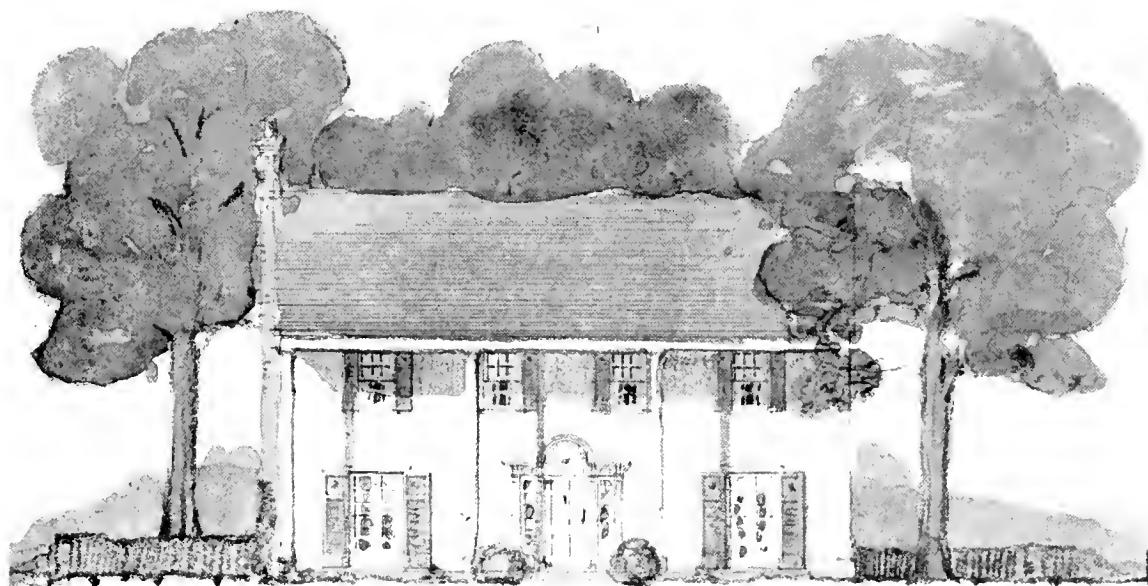
A Six Room Cottage of New England Colonial Design



Plan of First Floor



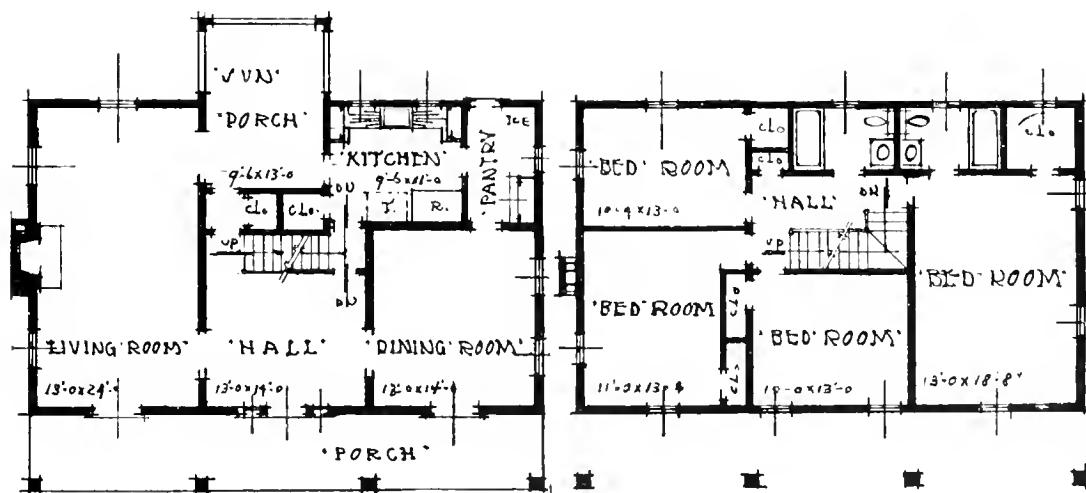
Plan of Second Floor



Front Elevation

Reproduced from architect's sketch in color

A Southern Colonial House of Seven Rooms



Plan of First Floor

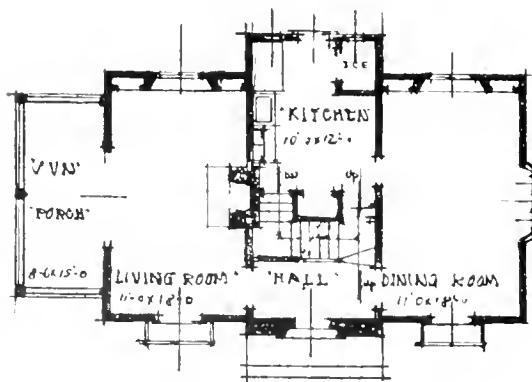
Plan of Second Floor



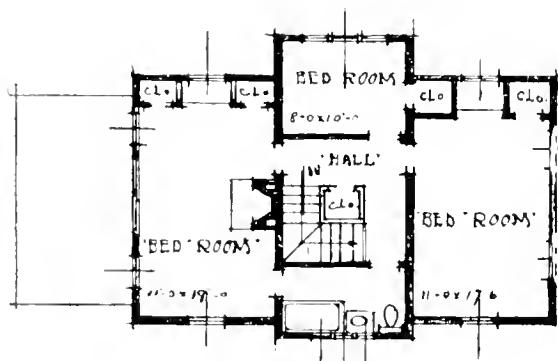
Front Elevation

Reproduced from architect's sketch in color

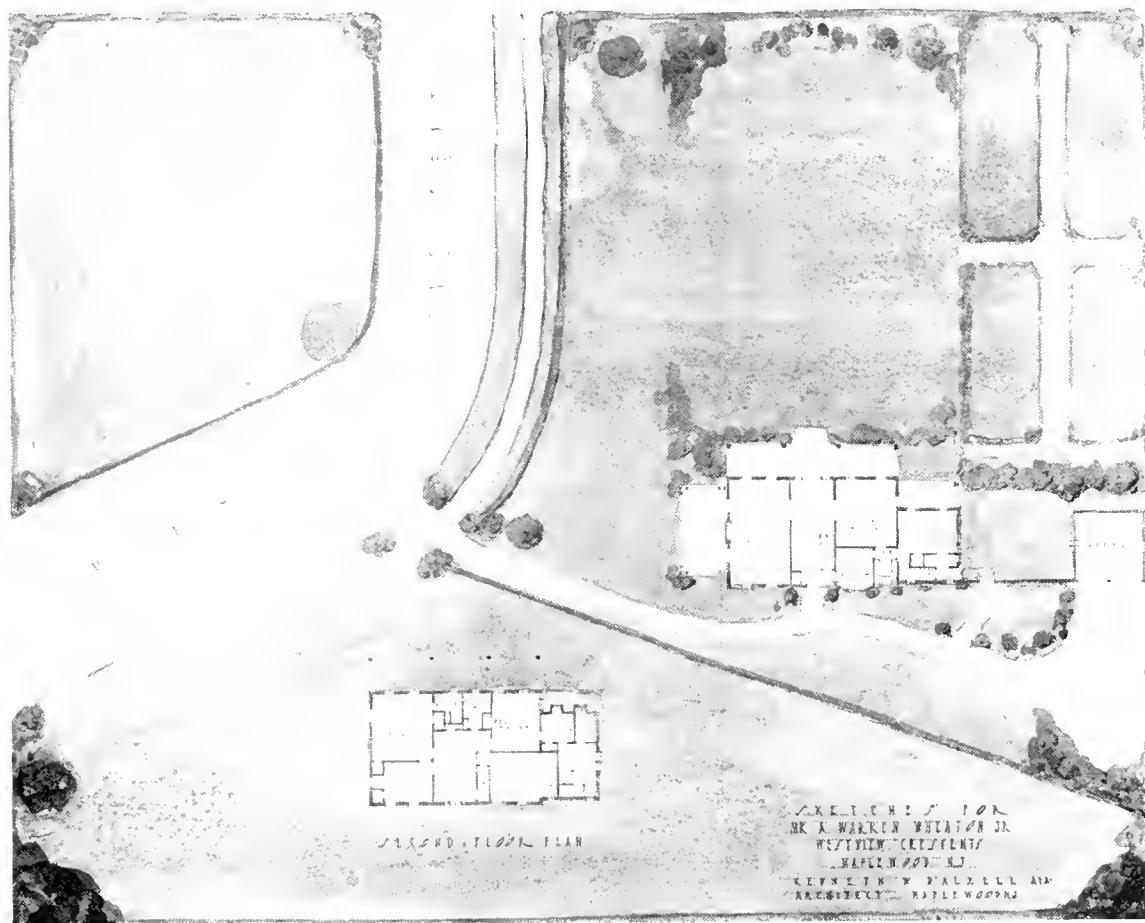
Suggestion for a Suburban Stucco House of Six Rooms



Plan of First Floor



Plan of Second Floor



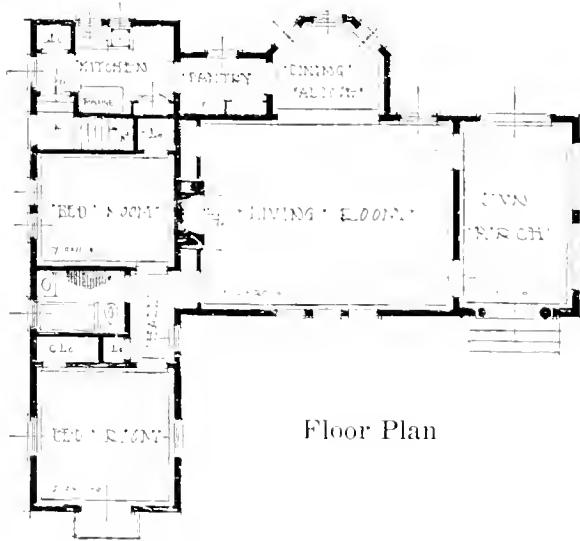
Preliminary Sketch

House for Mr. A. Warren Wheaton, Jr., Maplewood, N. J.



Bungalow of Mr. Harry Newburger

Maplewood, New Jersey



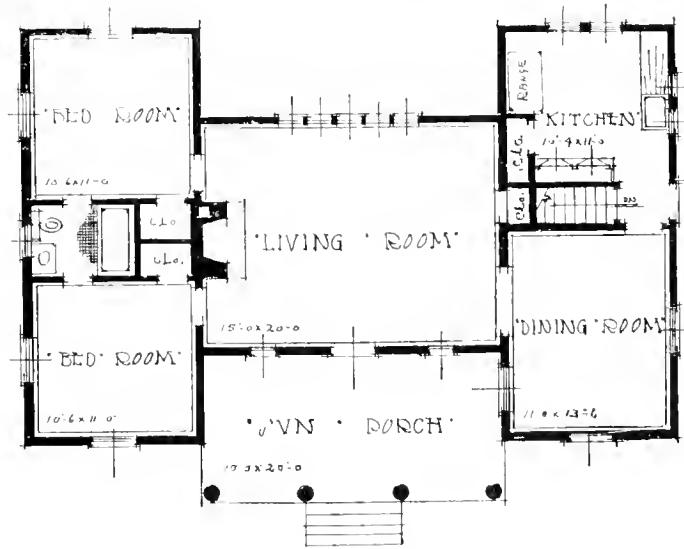
THE living room of this bungalow is quite large with a stone fireplace at one end. The dining alcove, designed as a large bay, is of just sufficient size for a gate leg table and four chairs.

The exterior walls are surfaced with white stucco, roughly trowled and applied over galvanized metal lath. The roof is of shingles, stained red.



Bungalow of Mr. Watson G. Harmon

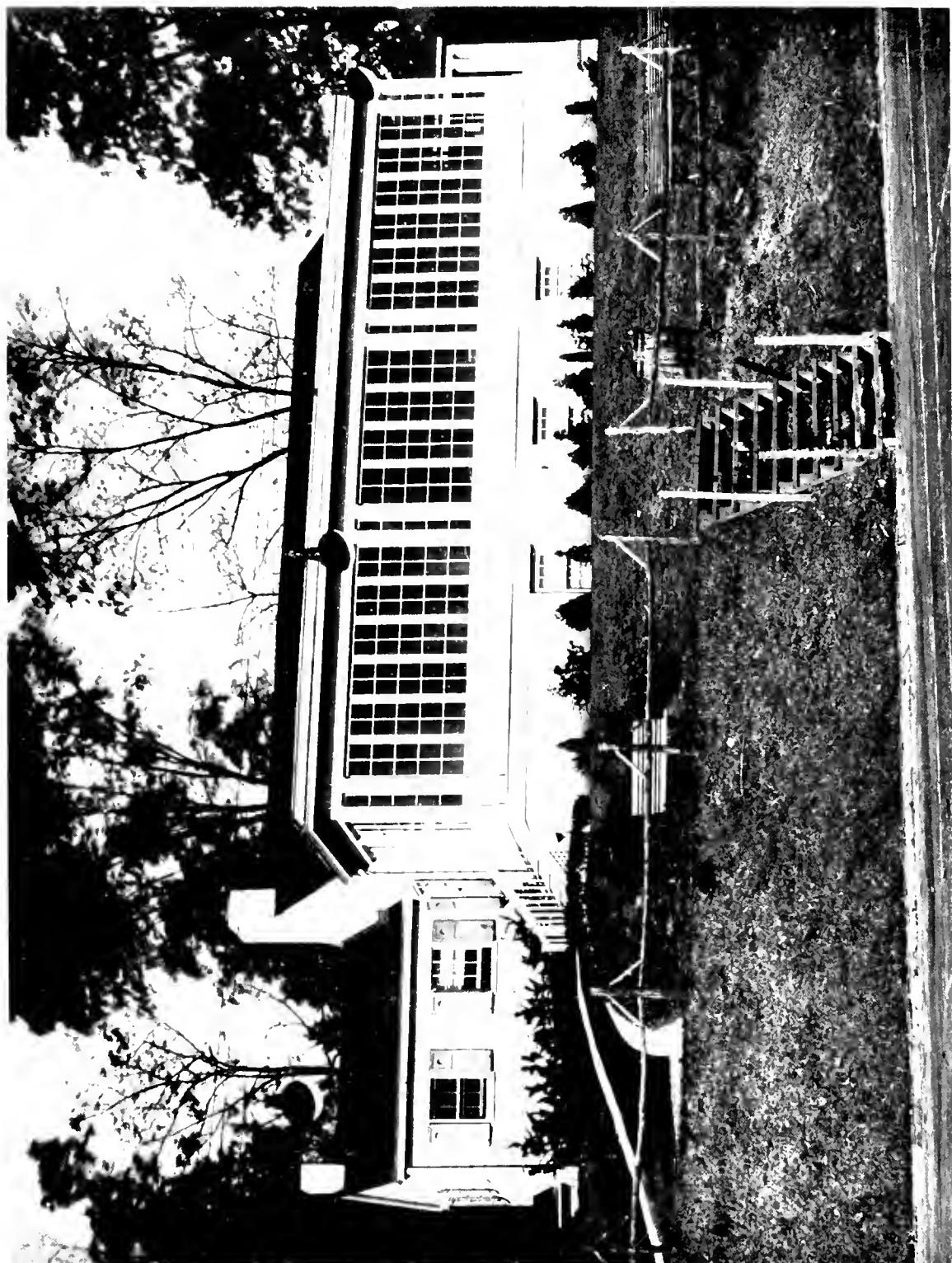
Maplewood, New Jersey



Floor Plan

THE "H" plan used in this bungalow is exceptionally good for a dwelling of this type. The living room divides the bedrooms and bath from the dining room and kitchen.

The ceiling of the living room is high and vaulted. The walls are of rough sand finish plaster, with stained trim. The fireplace is of brick, with high tapering throat of rough plaster finish reaching to the ceiling.

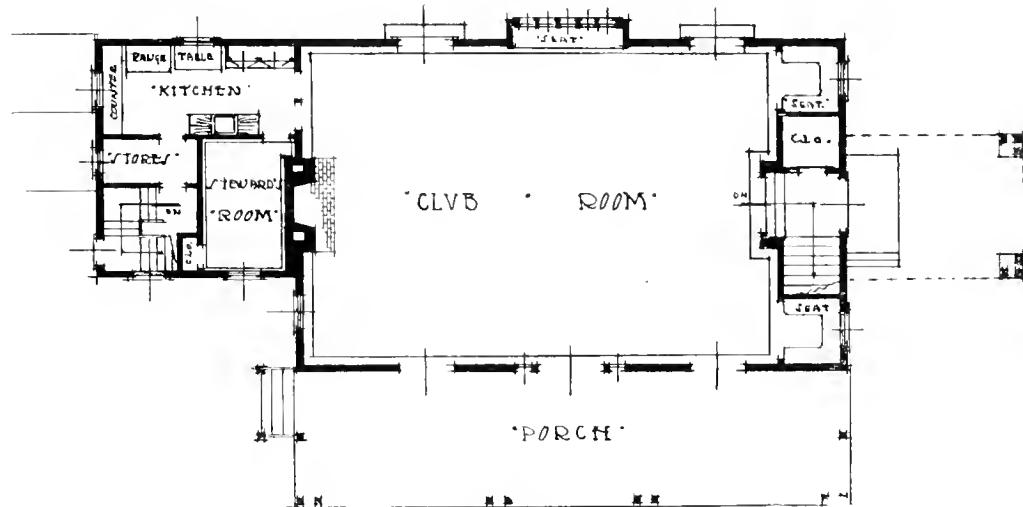


View from the Tennis Courts

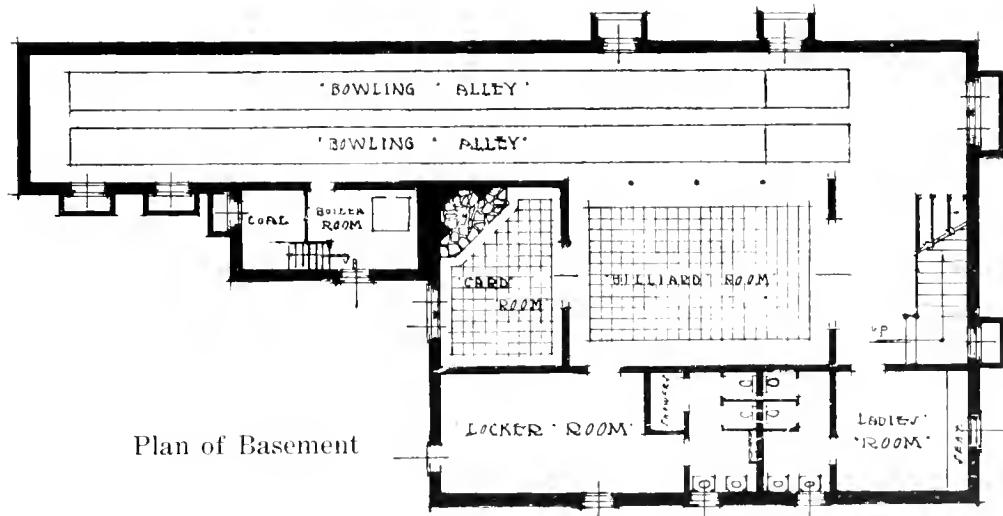
Building for The Maplewood Club

Plans of Clubhouse of the Maplewood Club

Maplewood, New Jersey



Plan of Main Floor



Plan of Basement

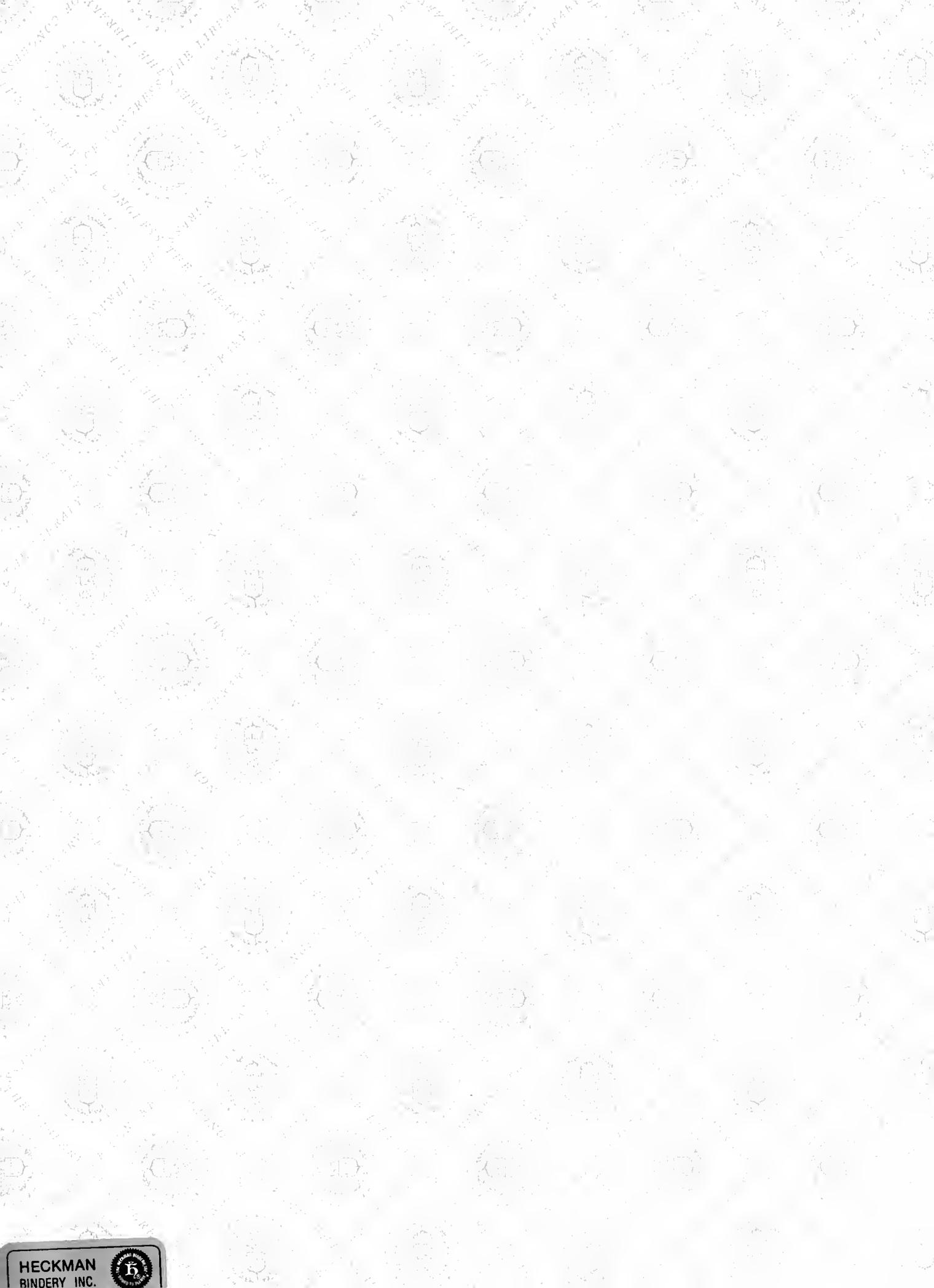


The Clubroom

The Maplewood Club

A LOW wood-paneled wainscot, painted ivory white, extends around the club room. The walls above are finished with a straw-colored Japanese grass cloth. The hangings are a large pattern cretonne, having a yellow background and design in black and green. The same material is used to upholster the wicker furniture and cushions for the window seat. The fireplaece is large, the mantel being about six feet high.

A commodious enclosed sun porch is reached through three pairs of double doors, affording retiring space after daneing.



15-25-332 A